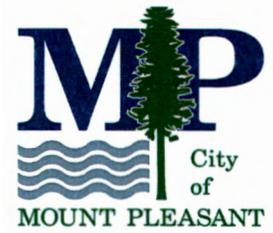


**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT PLANNING AND ZONING COMMISSION**



**Tuesday, March 10, 2026 at 5:30 P.M.
501 North Madison, Mount Pleasant, Texas**

PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE PLANNING AND ZONING COMMISSION MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

The public may participate by joining YouTube: <https://www.youtube.com/@thecityofmountpleasanttexas1157/streams>

CALL TO ORDER

REGULAR AGENDA

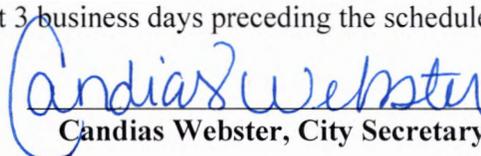
1. Public Comments.

Citizen comments are limited to three minutes. The Planning Commission is not permitted to respond to comments from the public per the Texas Open Meetings Act.

2. Consider approval of the minutes for February 10, 2026, Planning & Zoning Commission Meeting.
3. PP-2026-01 Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for approval of a Preliminary Plat (PP) for a one lot, one block Anderson Town Crossing Commercial Phase 1 Subdivision with new street right of way, being a 5.469-acre property in the ATC PD-2 Zoning District, a portion of a 10.03 acre tract 1000 in the Mitchell, James R Abstract 0384 survey and a 36.248 acre Tract 1900 out of the Porter Reese survey Abstract 00441 in the Real Property Records of Titus County, Texas, located approximately 1/3 mile north of the Tankersley Road intersection on the west side of US 271, adjacent to 2621 W Ferguson in the city of Mount Pleasant, Texas.
4. PP-2026-02: Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for revision of the Preliminary Plat (PP) of the Anderson Towne Crossing Phase 1 Subdivision (PP-2024-03) proposing additional commercial lots created from Lot 2 and reflecting the approved construction of the right of way of Anderson Parkway.
5. FP-2026-01 Consider a request a request from applicant Jason Bell for the approval of a Final Plat of the Symmetry Addition Subdivision, on 7.329 acres, creating a 6.617 acre one lot non-residential subdivision, and dedicating 0.712 acres of right of way of adjacent Choctaw street to the City as a 30 foot strip from the existing centerline located on west side, north of the intersection of Choctaw and E Ferguson, addressed as 1325 E Ferguson Street in the city of Mount Pleasant, Texas.
6. FP-2026-02 Consider a request from applicant Gabriel Loth for a Final Plat of one lot, one block Mount Pleasant Trails Subdivision, on 4.368-acres in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road.
7. FP-2026-03 Consider a request from applicant Creative Destinations LLC to approve a Final Plat of Lot 4 in the Anderson Towne Crossing Phase 1 Subdivision in the ATC PD-2 Zoning District, and dedicating a section of Anderson Parkway from Tankersley Road north to Rotan Road as public right of way in the City of Mount Pleasant.
8. SP-2026-01 Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for approval of a site plan for a new Academy Retail project on Lot 1 of Anderson Town Crossing Commercial Phase 1 Subdivision property in the ATC PD-2 Zoning District located adjacent to 2621 West Ferguson Road.
9. Planning Director's Report

ADJOURNMENT

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 4th of March 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.


Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Public Comments.

Citizen comments are limited to three minutes. The Planning Commission is not permitted to respond to comments from the public per the Texas Open Meetings Act.



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Consider approval of the minutes for February 10, 2026, Planning & Zoning Commission Meeting, and take any action necessary.

Attachments:

[02 10 26 minutes](#)

PLANNING AND ZONING COMMISSION

February 10, 2026

The Planning and Zoning Commissions for the City of Mount Pleasant met on February 10, 2026, at 5:30 pm. The meeting was held at the City Hall located at 501 N Madison, Mount Pleasant, TX 75455.

The following members were present:

James Arledge
Ronnie Narramore
Jay Senn
Wade Clark
Alan Salinas

City Staff:

Lynn Barrett, Director of Development
Regina Reynolds, Administrative Assistant

Call to order

Public Comment

No comments

Consider approval of the minutes for the January 13 2026, Planning & Zoning Commission Meeting, and take any action necessary.

Jay Senn made a motion to approve, and Wade Clark seconded the motion. All agreed. Approved vote 5-0.

Consider approval of a request by applicant Vincent Huebinger on behalf of CTG to recommend an extension of the July 15, 2025, City Council approval of a Specific Use Permit (SUP-2025-03) to build a communications/ cell tower at 1706 W Ferguson for an additional six-month period per City Code Chapter 155.45 A(j).

Jay Senn made a motion to approve, and Alan Salinas seconded the motion. All agreed. Approved vote 5-0.

PP-2025-02: Consider a request from Gabriel Loth on behalf of Mount Pleasant Trails, LP, property owner, for the approval of a Preliminary Plat (PP) for a one lot, one block Mount Pleasant Trails Subdivision, being a 4.368-acre property in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road.

Lynn Barrett spoke stating that an application had been submitted by Gabriel Loth on behalf of Mount Pleasant Trails, LP, property owner, for the approval of a Preliminary Plat (PP) for a one lot, one block Mount Pleasant Trails Subdivision, being a 4.368-acre property in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road. The property is a 4.368-acre tract of land on Tennison Road and is zoned MF (Multi Family) which allows multi-family development. The developer proposes building a total of 52 units, in one building along with a clubhouse. Per the city's code requirements, a site development plan will also be considered for approval concurrently with the preliminary plat. This

property was previously approved by City Council Per Resolution 2025-01, February 4, 2025, in support of a Senior Tax Credit affordable apartment complex application on this property, and which was subsequently awarded by the Texas Department of Housing and Community Affairs in August of last year. The city agreed to provide a financial contribution in the form of reduced building or development permit fees of \$250 for the proposed development, should the Texas Department of Housing and Community Affairs award the Tax Credits to the developers and at its subsequent development. There are existing water and sewer lines adjacent to this property. This preliminary plat meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant. Staff recommends approval of the preliminary plat with the following condition(s): That a final plat be approved prior to building permit inspections or certificate of occupancy issuance. Jay Senn made a motion to approve with the condition that the final plat be approved before a permit is issued. Wade Clark seconded the motion. All agreed. Approved vote 5-0.

SP-2025-04 Consider a request to approve a site plan for Mount Pleasant Trails Apartments, a Senior Tax Credit Project consisting of 52 units on a 4.368 acre property addressed as 399 Tennison Road.

Planning Director's Report

Lynn Barrett spoke stating that an application had been submitted by Gabriel Loth on behalf of Mount Pleasant Trails, LP, property owner, for the approval of a Site Plan for the Mount Pleasant Trails Apartments at 399 Tennison Road. The site plan approval is required due to its being a multi-family project. The property is zoned Multi Family which allows apartment developments. This property was previously supported by City Council a year ago as a Senior Tax Credit housing apartment complex application and was awarded by the Texas Department of Housing and Community Affairs in August. The city agreed to provide a financial contribution in the form of reduced building or development permit fees of \$250 for the proposed development, if the Texas Department of Housing and Community Affairs awarded the Tax Credits to the developers and at its subsequent development. The project is located on 4.368 acres approximately 2,000 feet east of the Tennison Road/S Jefferson intersection and situated south of Alan Drive adjacent to the Southgate Addition. The developer proposes building a total of 52 units, contained in a 3 story building, with parking and recreation amenities. This site development plan is considered for approval following action on the accompanying preliminary plat. The submittal contains sheets depicting landscape, photometric and site submittals, all of which were reviewed by the city's Development Review Committee and found to meet or exceed requirements for types and arrangements of landscaping, building locations, utility configuration, parking, and materials. Staff recommend approval of the site plan for this project with the following condition: That a final plat be approved prior to building permit inspections or certificate of occupancy issuance. Ronnie Narramore asked if there would be a rear entry. Lynn Barrett stated that a rear entrance would not be required because of the number of units. Ronnie Narramore made a motion to approve, and Jay Senn seconded the motion. All agreed. Approved vote 5-0.

Planning and Director's Report

Lynn Barrett spoke with the commission about possible upcoming changes to the Board of Adjustments and the Planning and Zoning Commissions members. She also stated that the downtown committee will have changes coming soon. Also, there will be upcoming discussions regarding entertainment businesses that involve gambling.

Adjournment

A motion to adjourn was made by Jay Senn, and seconded by Wade Clark.

James Arledge, Chairperson



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: PP-2026-01 Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for approval of a Preliminary Plat (PP) for a one lot, one block Anderson Town Crossing Commercial Phase 1 Subdivision with new street right of way, being a 5.469-acre property in the ATC PD-2 Zoning District, a portion of a 10.03 acre tract 1000 in the Mitchell, James R Abstract 0384 survey and a 36.248 acre Tract 1900 out of the Porter Reese survey Abstract 00441 in the Real Property Records of Titus County, Texas, located approximately 1/3 mile north of the Tankersley Road intersection on the west side of US 271, adjacent to 2621 W Ferguson in the city of Mount Pleasant, Texas.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Mar 10 2026

SUBJECT:

Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for approval of a Preliminary Plat (PP) for a one lot, one block Anderson Town Crossing Commercial Phase 1 Subdivision with proposed new street right of way, being a 5.469-acre property in the ATC PD-2 Zoning District, a portion of a 10.03 acre tract 1000 in the Mitchell, James R Abstract 0384 survey and a 36.248 acre Tract 1900 out of the Porter Reese survey Abstract 00441 in the Real Property Records of Titus County, Texas, located approximately 1/3 mile north of the Tankersley Road intersection on the west side of US 271, adjacent to 2621 W Ferguson in the city of Mount Pleasant, Texas.

BACKGROUND:

The project is located on a portion of several Anderson Towne Crossing tracts adjacent to US 271 and near the current Atwoods Store being proposed for an Academy store.

The property is a part of the recently amended PD-2 zoned ATC development approved in January, and this preliminary plat is for the first lot proposed adjacent to US 271.

Relevant city staff acting as the Development Review Committee have reviewed and approved the plat and site plan provisions (which follow this agenda item) as complying with city requirements.

Staff recommends approval of the preliminary plan with the following conditions:

1. That civil construction plans will be approved by staff prior to final plat application.
2. That a site plan be approved for the property prior to construction.
3. That the existing driveway in the street right of way be repaired to city standards and accepted by the city prior to final plat application.
4. That a final plat be approved prior to certificate of occupancy issuance for the Academy store

BUDGET:

There is no budgetary impact.

RECOMMENDATION:

Motion to approve PP 2026-01 for the Preliminary Plat for Lot 1 in the Anderson Towne Crossing Commercial Phase 1 subdivision and siting of entrance street right of way as presented.

Attachments:

[PLAT FOR MEETING Anderson Towne Crossing Commercial Ph I Preliminary](#)

**PRELIMINARY PLAT OF
ANDERSON TOWNE CROSSING COMMERCIAL PHASE 1 SUBDIVISION
LOT 1 BEING A 5.496 ACRE ONE LOT COMMERCIAL SUBDIVISION**

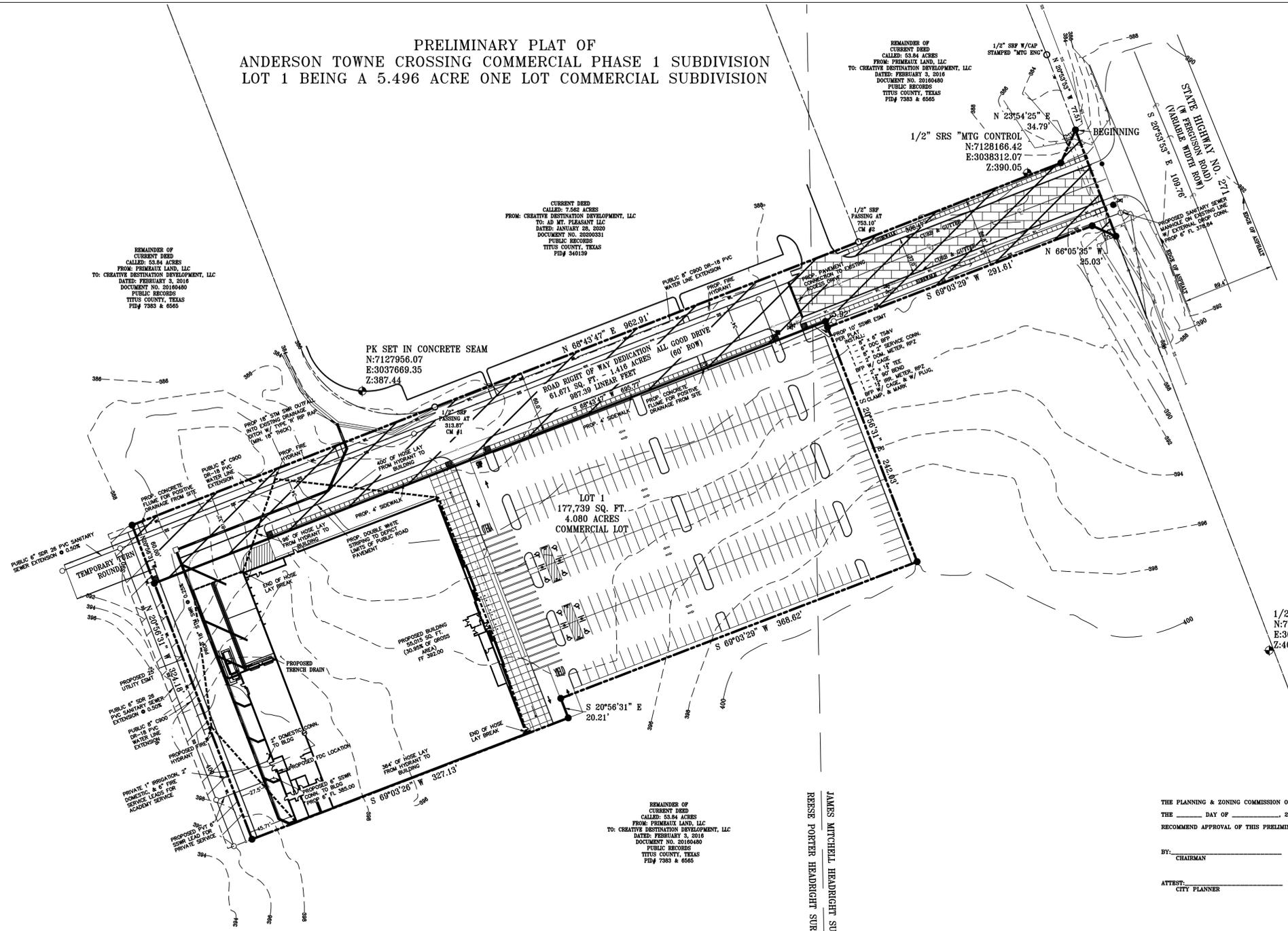
REMAINDER OF
CURRENT DEED
CALLED: 53.84 ACRES
FROM: PRIMAUX LAND, LLC
TO: CREATIVE DESTINATION DEVELOPMENT, LLC
DATED: FEBRUARY 3, 2016
DOCUMENT NO. 20160480
PUBLIC RECORDS
TITUS COUNTY, TEXAS
FD# 7383 & 6565

REMAINDER OF
CURRENT DEED
CALLED: 53.84 ACRES
FROM: PRIMAUX LAND, LLC
TO: CREATIVE DESTINATION DEVELOPMENT, LLC
DATED: FEBRUARY 3, 2016
DOCUMENT NO. 20160480
PUBLIC RECORDS
TITUS COUNTY, TEXAS
FD# 7383 & 6565

CURRENT DEED
CALLED: 7.52 ACRES
FROM: CREATIVE DESTINATION DEVELOPMENT, LLC
TO: AD MT PLEASANT LLC
DATED: JANUARY 28, 2020
DOCUMENT NO. 20200331
PUBLIC RECORDS
TITUS COUNTY, TEXAS
FD# 540139

REMAINDER OF
CURRENT DEED
CALLED: 53.84 ACRES
FROM: PRIMAUX LAND, LLC
TO: CREATIVE DESTINATION DEVELOPMENT, LLC
DATED: FEBRUARY 3, 2016
DOCUMENT NO. 20160480
PUBLIC RECORDS
TITUS COUNTY, TEXAS
FD# 7383 & 6565

JAMES MITCHELL HEADRIGHT SURVEY, ABSTRACT NO. 384
RENESE PORTER HEADRIGHT SURVEY, ABSTRACT NO. 441



1/2" SRS "MTG CONTROL"
N:7127242.90
E:3037633.58
Z:397.59

The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, HARRIS (CRCSIS, EPOCH 2002.0), grid, with a bearing of North 88 degrees 43 minutes 47 seconds East. The following control monuments were used to establish the basis of bearings:
CONTROL MONUMENT #1 N:7127242.90 E:3037633.58 Z:397.59
CONTROL MONUMENT #2 N:7128100.332 E:3038148.825

NOTES:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

OWNER CERTIFICATION
Whereas Creative Destination Development, LLC is the owner of that certain lot, tract or parcel of land situated in the James Mitchell Headright Survey, Abstract No. 384 and the Renese Porter Headright Survey, Abstract No. 441, Mt. Pleasant, Titus County, Texas and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the James Mitchell Headright Survey, Abstract No. 384 and the Renese Porter Headright Survey, Abstract No. 441, Mt. Pleasant, Titus County, Texas, being a part of that certain tract of land described as 53.84 acres in the deed from Primaux Land, LLC, to Creative Destination Development, LLC, dated February 3, 2016, as recorded in Document Number 20160480 of the Public Records of Titus County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" steel rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" steel rod set) for a corner lying in the West Right-of-Way line of State Highway No. 271 (hereinafter called W Ferguson Road), the East line of the said Subject Tract, and from which a 1/2" steel rod with plastic cap stamped "MTG ENG" found for a corner bears N 20 deg. 53 min. 53 sec. E. a distance of 77.51 feet;

THENCE S. 20 deg. 53 min. 53 sec. E. a distance of 109.76 feet along the West Right-of-Way line of the said W Ferguson Road and the East line of the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE N. 68 deg. 05 min. 35 sec. W. a distance of 25.03 feet across the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE S. 69 deg. 03 min. 29 sec. W. a distance of 273.85 feet across the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE S. 20 deg. 56 min. 31 sec. E. a distance of 242.03 feet across the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE S. 69 deg. 03 min. 29 sec. W. a distance of 368.62 feet across the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE S. 20 deg. 56 min. 31 sec. E. a distance of 20.21 feet across the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE S. 69 deg. 03 min. 28 sec. W. a distance of 327.13 feet across the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE N. 20 deg. 56 min. 31 sec. E. a distance of 324.18 feet across the said Subject Tract to a 1/2" steel rod set for a corner;

THENCE N. 68 deg. 45 min. 47 sec. E. a distance of 313.87 feet passing a 1/2" steel rod found for the Southwestern most corner of that certain tract of land described as 7.662 acres in the deed from Creative Destination Development, LLC, to AD MT. Pleasant LLC, dated January 28, 2020, as recorded in Document Number 20200331 of the Public Records of Titus County, Texas, at a distance of 783.10 feet passing a 1/2" steel rod found for the Southeast corner of the said 7.662 acre tract of land and continuing in all a total distance of 862.91 feet across the said Subject Tract and along the South line of the said 7.662 acre tract of land to a 1/2" steel rod set for a corner;

THENCE N. 23 deg. 54 min. 25 sec. E. a distance of 34.79 feet across and through the said Subject Tract to the POINT OF BEGINNING and containing 239,410 square feet, 5.496 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS DESCRIPTION SHOWN HEREON, AND DESIGNATED HEREIN AS ANDERSON TOWNE CROSSING COMMERCIAL SUBDIVISION PHASE 1 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES SHOWN THEREON.

WITNESS MY HAND, this the _____ day of _____, 20__.

Name _____ Title _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public

SURVEYOR CERTIFICATE:

I, THE UNDERSIGNED REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MARCH 9, 2024

THE PLANNING & ZONING COMMISSION OF THE CITY OF MOUNT PLEASANT ON THIS THE _____ DAY OF _____, 20__ VOTED AFFIRMATIVELY TO RECOMMEND APPROVAL OF THIS PRELIMINARY PLAT.

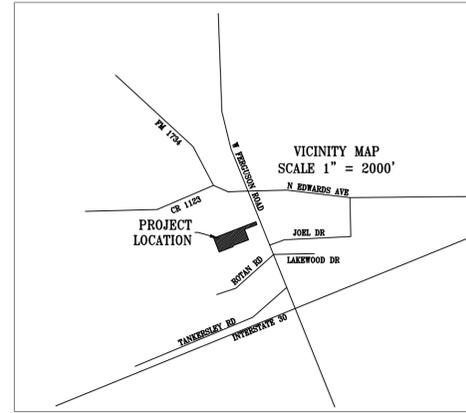
BY: _____
CHAIRMAN

ATTEST: _____
CITY PLANNER

THE THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT ON THIS THE _____ DAY OF _____, 20__ VOTED AFFIRMATIVELY TO APPROVE THIS PRELIMINARY PLAT.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY



GRAPHIC SCALE 1" = 60'

LEGEND

- ⊗ WATER VALVE
- ⊕ FIBER OPTIC CABLE MARKER
- JUNCTION BOX TELEPHONE
- ⊕ BENCHMARK
- 1/2" STEEL ROD FOUND
- 1/2" STEEL ROD WITH CAP STAMPED "MTG ENG" SET
- PROPOSED FIRE LANE
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN

APPLICANT:
JOY ANDERSON, PRESIDENT
RESIDENTIAL LAND
103 EAST VIRGINIA STREET, SUITE 201
MCKINNEY, TX 75069

RECORD OWNER:
CREATIVE DESTINATIONS DEVELOPMENT, LLC
1221 N. FERGUSON AVE.
MT. PLEASANT, TX 75455

NOTE: PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1978, PAGE 177 REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS. NO OTHER EASEMENTS OR RECORDS WERE NOTED IN THE TITLE COMMITMENT TO THE SURVEYOR, UNLESS OTHERWISE NOTED. NOR HAS ANY ADDITIONAL BASKINRY RESEARCH BEEN CONDUCTED BY THE SURVEYOR.

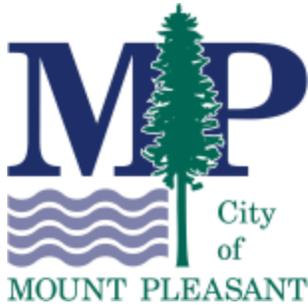
**PRELIMINARY PLAT
ANDERSON TOWNE
CROSSING COMMERCIAL
PHASE 1**

AN ADDITION TO THE
CITY OF MT. PLEASANT
ZONED: COMMERCIAL
5.496 ACRES

5930 Summerhill Road 903.838.8533 Telephone
Tevakana, TX 75503 903.832.4700 facsimile

Drawn By JUB	Checked By JW	Project No. 256225	Dwg. Date 03/03/2026	File No. 256225-C-PLAT-REV	Sheet No.
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AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: PP-2026-02: Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for revision of the Preliminary Plat (PP) of the Anderson Towne Crossing Phase 1 Subdivision (PP-2024-03) proposing additional commercial lots created from Lot 2 and reflecting the approved construction of the right of way of Anderson Parkway.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Mar 10 2026

SUBJECT:

Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for revision of the Preliminary Plat (PP) of the Anderson Towne Crossing Phase 1 Subdivision (PP-2024-03) proposing additional commercial lots created from Lot 2 and reflecting the approved construction of the right of way of Anderson Parkway.

BACKGROUND:

The project is located at original Anderson Towne Crossing development along Tankersley Road that was previously preliminary platted back in 2024 for the first multi-family phase of the development and development of Anderson Parkway, a planned city Right of Way into the development.

Subsequently, an applicant for a new hotel site has requested a revision to Lot 4 to enlarge the previous property in order to acquire that property for development. This requires an amendment to the previous preliminary plat and also a final plat for that Lot 4, which follows this action.

Relevant city staff acting as the Development Review Committee reviewed and approved the preliminary plat and final plat provisions (which follow this agenda item) as complying with city requirements and the PD-2 zoning and land use requirements for the development.

BUDGET:

There is no budgetary impact.

RECOMMENDATION:

Motion to approve PP 2026-02 for the Preliminary Plat as presented.

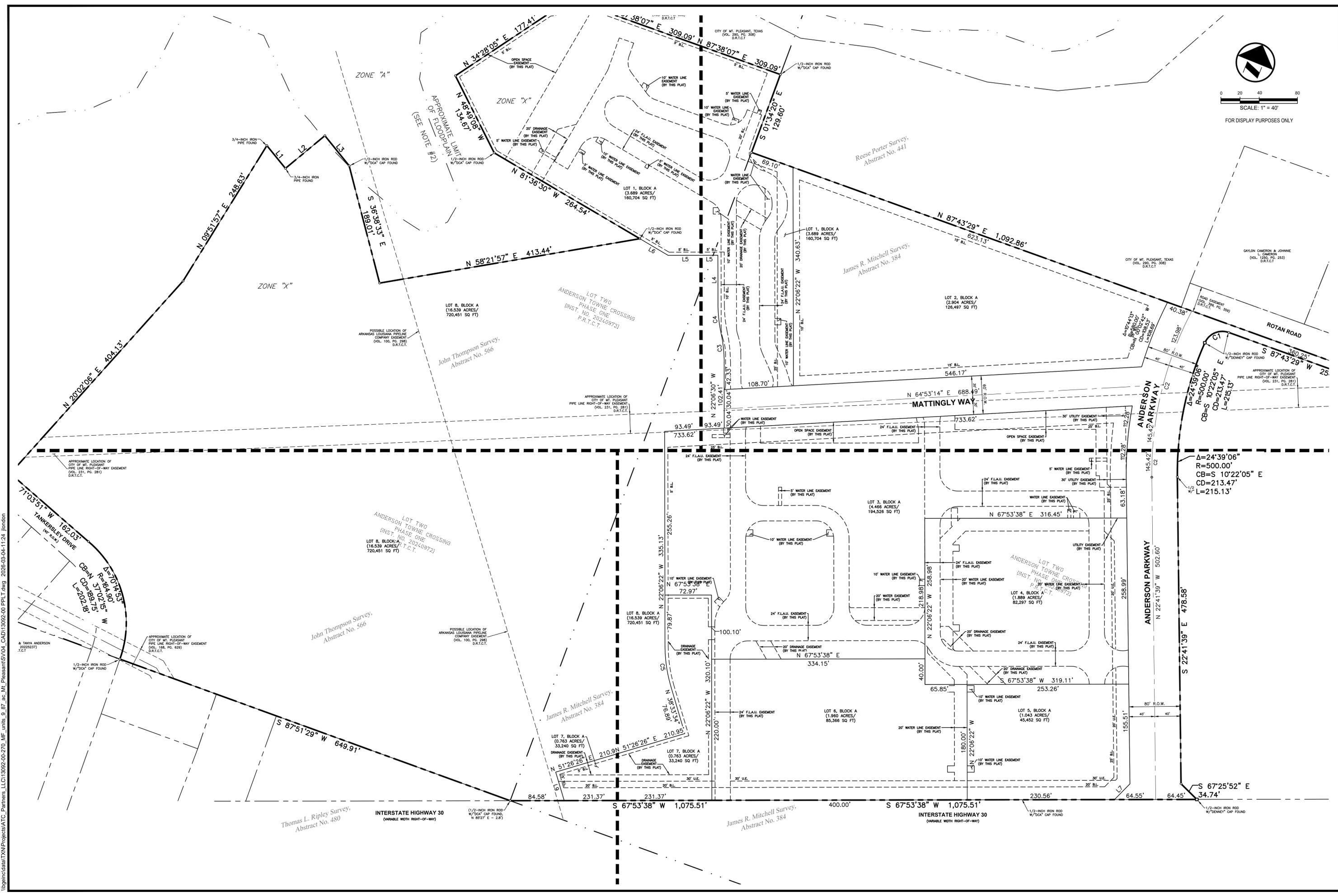
Attachments:

[13092-00 PPLT overall page](#)
[13092-00 FPLT01 2026-03-04](#)



0 20 40 80
SCALE: 1" = 40'

FOR DISPLAY PURPOSES ONLY



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\\bgeinc\data\TX\N\Projects\ATC_Partners_LLC\13082-00-270_MF_units_9_87_ac_Mt_Pleasant\SV\04_CAD\13082-00_FPL T01.dwg 2026-03-04-16:02 j.london

OWNER'S CERTIFICATE

BEING, all of that 3.407 acre (148,420 square foot) tract of land situated in the James R. Mitchell Survey, Abstract No. 384, and the John Thompson Survey, Abstract No. 566, City of Mount Pleasant, Titus County, Texas; being part of that tract of land described in Warranty Deed with Vendor's Lien to ATC Partners, LLC as recorded in Instrument No. 20241969 of the Public Records of Titus County, Texas; and being part of Lot Two, Anderson Towne Crossing (Phase One), an addition to the City of Mount Pleasant as recorded in Instrument Number 20240972 of the Plat Records of Titus County, Texas; said 3.407 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for corner; said point being the northeast corner of said Lot Two; said point being an angle point in the north line of Lot One, of said Anderson Towne Crossing (Phase One);

THENCE, in a southwesterly direction, with the east line of said Lot Two and the north and west lines of said Lot One, the following six (6) courses and distances:

- South 71 degrees 05 minutes 09 seconds West, a distance of 41.92 feet to a point for corner;
- South 87 degrees 43 minutes 29 seconds West, a distance of 254.27 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found at the beginning of a tangent curve to the left;
- Along said curve to the left, an arc length of 44.91 feet, having a radius of 30.00 feet, a central angle of 85 degrees 45 minutes 56 seconds, and a chord which bears South 44 degrees 50 minutes 28 seconds West, 40.83 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for the beginning of a compound;
- Along said curve to the left, an arc length of 215.13 feet, having a radius of 500.00 feet, a central angle of 24 degrees 39 minutes 06 seconds, and a chord which bears South 10 degrees 22 minutes 05 seconds East, 213.47 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for corner;
- South 22 degrees 41 minutes 39 seconds East, a distance of 478.58 feet to a point for corner;
- South 67 degrees 25 minutes 52 seconds East, a distance of 34.74 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for corner; said point being the southeast corner of said Lot Two and the most southerly southwest corner of said Lot One; said point being in the northwest right-of-way line of Interstate Highway 30 (variable width right-of-way);

THENCE, South 67 degrees 53 minutes 38 seconds West, with the southeast line of said Lot Two, and the northwest line of said Interstate Highway 30, a distance of 129.01 feet to a point for corner;

THENCE, North 22 degrees 39 minutes 10 seconds East, departing the southeast line of said Lot Two, and the northwest line of said Interstate Highway 30, a distance of 34.51 feet to a point for corner;

THENCE, North 22 degrees 41 minutes 39 seconds West, a distance of 155.51 feet to a point for corner;

THENCE, South 67 degrees 53 minutes 38 seconds West, a distance of 319.11 feet to a point for corner;

THENCE, North 22 degrees 06 minutes 22 seconds West, a distance of 258.98 feet to a point for corner;

THENCE, North 67 degrees 53 minutes 38 seconds East, a distance of 316.45 feet to a point for corner;

THENCE, North 22 degrees 41 minutes 39 seconds West, a distance of 63.18 feet to a point for corner; said point being the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, an arc length of 283.62 feet, having a radius of 580.00 feet, a central angle of 28 degrees 01 minutes 02 seconds, and a chord which bears North 08 degrees 41 minutes 07 seconds West, 280.80 feet to a point for corner; said point being in the north line of said Lot 2;

THENCE, North 87 degrees 43 minutes 29 seconds East, with the north line of said Lot 2, a distance of 400.63 feet to the POINT OF BEGINNING and containing an area of 3.407 acres or 148,420 square feet of land, more or less.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS ~
COUNTY OF _____ ~

We, the undersigned owners of the land shown on this plat within the area described by the metes and bounds description shown hereon, and designated herein as ANDERSON TOWNE CROSSING (PHASE ONE) and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, rights-of-way and public places shown thereon.

By: _____

Name:

Title:

NOTARY CERTIFICATE

STATE OF TEXAS ~
COUNTY OF _____ ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

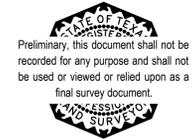
SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

That I, the undersigned Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground

Dated this the ____ day of _____, 2026.

Released for city review purposes only on March 4, 2026.
Russell M. Tidwell II
Registered Professional Land Surveyor No. 7142



NOTARY CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Russell M. Tidwell II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

The Planning & Zoning Commission of the City of Mount Pleasant on this the ____ day _____ of voted affirmatively to recommend approval of this preliminary plat.

BY: _____
CHAIRMAN

ATTEST: _____
CITY PLANNER

This City Council of the City of Mount Pleasant on this the ____ day _____ of voted affirmatively to approve this preliminary plat.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

FINAL PLAT
LOT 4, ANDERSON TOWNE CROSSING
PHASE ONE SUBDIVISION

1.596 ACRES IN LOT 4, BLOCK A AND 1.889 ACRES OF DEDICATED RIGHT-OF-WAY FOR ANDERSON PARKWAY BEING 3.407 ACRES SITUATED IN THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384 CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
MARCH 2026
SHEET 1 OF 2

OWNER
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500



Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

Copyright 2026



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: FP-2026-01 Consider a request a request from applicant Jason Bell for the approval of a Final Plat of the Symmetry Addition Subdivision, on 7.329 acres, creating a 6.617 acre one lot non-residential subdivision, and dedicating 0.712 acres of right of way of adjacent Choctaw street to the City as a 30 foot strip from the existing centerline located on west side, north of the intersection of Choctaw and E Ferguson, addressed as 1325 E Ferguson Street in the city of Mount Pleasant, Texas.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Mar 10 2026

SUBJECT:

Consider a request a request from applicant Jason Bell for the approval of a Final Plat of the Symmetry Addition Subdivision, on 7.329 acres, creating a 6.617 acre one lot non-residential subdivision, and dedicating 0.712 acres of right of way of adjacent Choctaw street to the City as a 30 foot strip from the existing centerline located on west side, north of the intersection of Choctaw and E Ferguson, addressed as 1325 E Ferguson Street in the city of Mount Pleasant, Texas.

BACKGROUND:

The project is located at the far eastern boundary of the city, was rezoned and received preliminary plat approval in 2023. It has had extensive site planning on the property and is currently under construction for the headquarters office of Jason Bell's Symmetry firm.

The site plan was also previously approved , with the final action being the final plat, which formally dedicates property listed officially in property records as being owned by the applicant to the center line of the already developed Choctaw Street as Right of Way to the city of Mount Pleasant.

Relevant city staff acting as the Development Review Committee have reviewed and approved the plat as complying with city requirements.

BUDGET:

There is no budgetary impact.

RECOMMENDATION:

Motion to approve FP 2026-01 for the Final Plat of Symmetry Addition and Right of Way dedication of Choctaw Lane as shown.

Attachments:

[FINAL 2024-D261 Rev 1 Prelim 26-2-18-1](#)

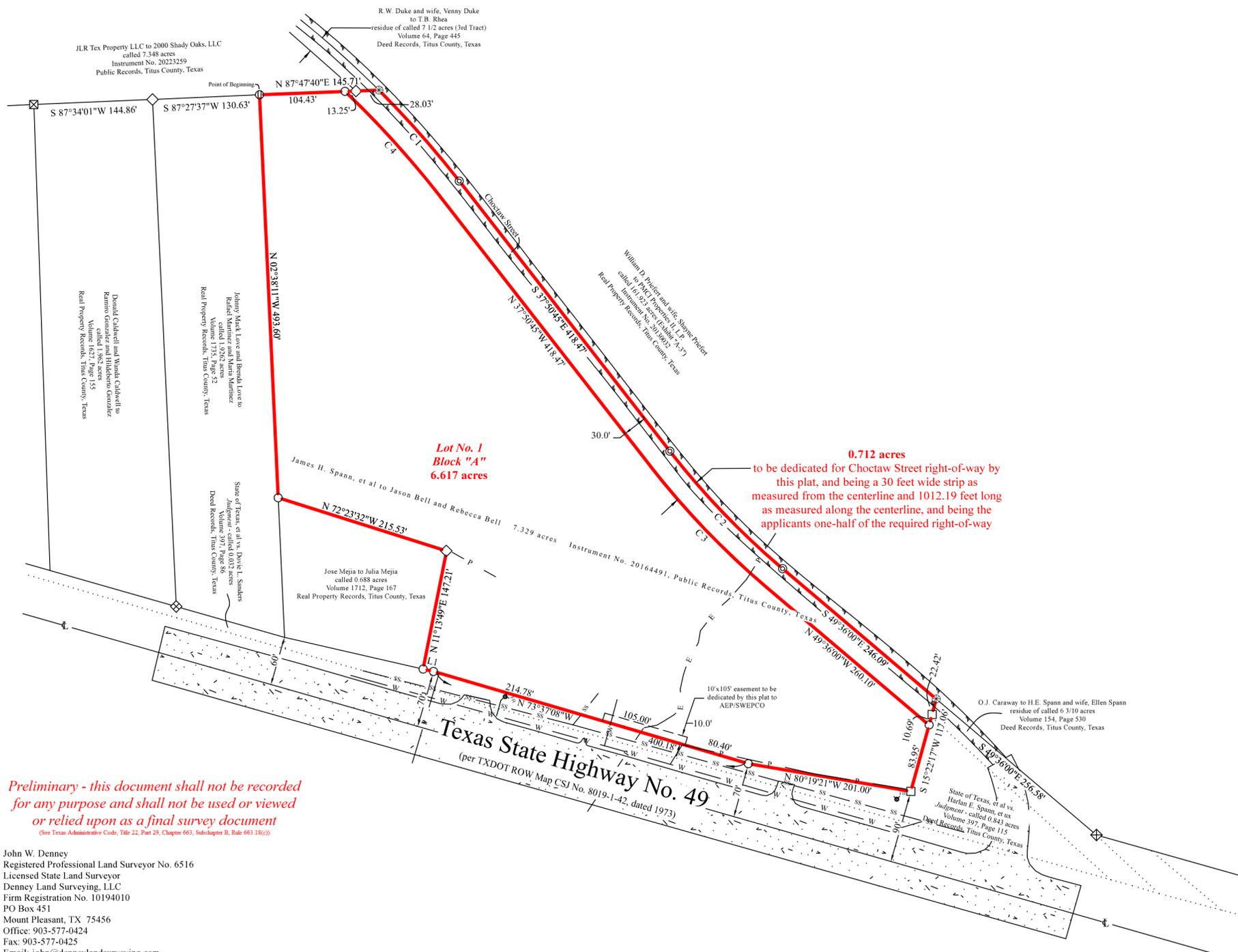


Scale: 1" = 100'

Final Plat of *Symmetry Addition* (Being a non-residential single-lot subdivision of a 7.329 acre tract)

City of Mount Pleasant

Henry W. Jones Survey, Abstract No. 307
Titus County, Texas



Owner's Dedication:

JW Bell Commercial Holdings, LLC, the undersigned owner of the land shown on this plat within the area described hereon, and designated as shown, and whose name is subscribed hereto, hereby accepts this plat as a plan for subdividing same, and hereby dedicates to the public forever the road right-of-way denoted hereon, and to AEP/SWEPCO and its successors and assigns the easement denoted hereon, and offer this plat for recording in the Plat Records of Titus County, Texas. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Mount Pleasant, Texas.

JW Bell Commercial Holdings, LLC
by: Jason Bell

STATE OF TEXAS
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason Bell of JW Bell Commercial Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Notary Public in and for the State of Texas _____ Date _____

STATE OF TEXAS
COUNTY OF TITUS

The Planning Commission of the City of Mount Pleasant, Texas, on this _____ day of _____, A.D. 202____, voted affirmatively to recommend adoption of this plat by the City Council.

Chairman _____

City Planner _____

STATE OF TEXAS
COUNTY OF TITUS

The City Council of the City of Mount Pleasant, Texas, on this _____ day of _____, A.D. 202____, voted affirmatively to adopt this plat and dedicated portion of the right-of-way of Choctaw Street as shown and approve it for filing of record.

by Mayor, Wesley Lyon II _____

Attest: City Secretary, Candias Webster _____

Preliminary - this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
(See Texas Administrative Code, Title 22, Part 29, Chapter 663, Subchapter B, Rule 663.18(c))

John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com
Job No. 2024-D261 Rev 1 Prelim 26-2-18-1
CRD 2016-D235
Date of plat: February 18, 2026

Case No: _____

Final Plat of
Symmetry Addition
 (Being a non-residential single-lot
 subdivision of a 7.329 acre tract)

STATE OF TEXAS

COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the months of October, A.D. 2016 and August, A.D. 2024.

DESCRIPTION OF PROPERTY

Being a tract of land located in the Henry W. Jones Survey, Abstract No. 307, Titus County, Texas, and in the City of Mount Pleasant, and being all of a 7.329 acre tract conveyed to Jason Bell and Rebecca Bell in a Deed known as Instrument No. 20164491 of the Public Records of Titus County, Texas, the same being all of the remainder of a called 0.98 acre tract (First Tract) and all of the remainder of a called 2.98 acre tract (Second Tract) conveyed to H.E. Spann and wife, Ellen Spann in a Deed found in Volume 211, Page 503 of the Deed Records of Titus County, Texas, and part of the remainder of a called 6 3/10 acre tract conveyed to H.E. Spann and wife, Ellen Spann in a Deed found in Volume 154, Page 530 of the Deed Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 3/8" anchor bolt found at the northwest corner of said 0.98 acre tract and the northeast corner of a called 1.9262 acre tract conveyed to Rafael Martinez and Maria Martinez in a Deed found in Volume 1735, Page 52 of the Real Property Records of Titus County, Texas, the same lying in the south line of a called 7.348 acre tract conveyed to 2000 Shady Oaks, LLC in a Deed known as Instrument No. 20223259 of the Public Records of Titus County, Texas, from which the approximate intersection of two fences bears South 29°14' West about 2.9 feet, a 5/8" iron rod found at the northwest corner of said 1.9262 acre tract and the northeast corner of a called 1.962 acre tract conveyed to Ramiro Gonzalez and Hildeberto Gonzalez in a Deed found in Volume 1627, Page 155 of the Real Property Records of Titus County, Texas, the same lying in the south line of said 7.348 acre tract, bears South 87°27'37" West 130.63 feet, and an axle found at the northwest corner of said 1.962 acre tract, the same lying in the south line of said 7.348 acre tract, bears South 87°27'37" West 130.63 feet and South 87°34'01" West 144.86 feet.

Thence North 87°47'40" East along the north line of said 0.98 acre tract and the south line of said 7.348 acre tract, and at a distance of approximately 74.31 feet passing the northeast corner of said 0.98 acre tract and the northwest corner of said 2.98 acre tract, then continuing on along the north line of said 2.98 acre tract and at a distance of 117.68 feet passing a 5/8" iron rod found at the southeast corner of said 7.348 acre tract and a southwest corner of a residue of a called 7 1/2 acre tract conveyed to T.B. Rhea in a Deed found in Volume 64, Page 445 of the Deed Records of Titus County, Texas, then continuing on along the south line of said residue for a total distance of 145.71 feet to a bridge nail previously set, near the centerline of Choctaw Street, at a northeast corner of said 2.98 acre tract and the southeast corner of said residue, the same lying in the southwest line of a called 161.923 acre tract (Exhibit "A-3") conveyed to PMCI Properties II, L.P. in a Deed known as Instrument No. 20130032 of the Real Property Records of Titus County, Texas;

Thence in a southeasterly direction, generally along the centerline of Choctaw Street, along the southeast line of said 161.923 acre tract and the northeast line of said 2.98 acre tract with a curve to the right having Radius = 1201.90 feet, Delta = 07°04'16", and Long Chord = South 41°22'53" East 148.24 feet, and at a distance of 128.00 feet passing the easterly northeast corner of said 2.98 acre tract and the northwest corner of said 6 3/10 acre tract, then continuing on along the northeast line of said 6 3/10 acre tract for a total distance of 148.33 feet to a magnetic anomaly found;

Thence continuing southeasterly, generally along the centerline of Choctaw Street, along the northeast line of said 6 3/10 acre tract and a southwest line of said 161.923 acre tract the following courses: (1) South 37°50'45" East 418.47 feet to a magnetic anomaly found; (2) with a curve to the left having Radius = 971.49 feet, Delta = 11°45'15", and Long Chord = South 43°43'23" East 198.95 feet, for a distance of 199.30 feet to a magnetic anomaly found; (3) South 49°36'00" East 246.09 feet to a bridge nail previously set at the northeast of the remainder of said 6 3/10 acre tract and the northwest corner of a residue of said 6 3/10 acre tract lying in the right-of-way of Texas State Highway No. 49, from which a 1/2" iron rod with a cap marked "Hampton" found at a southwest corner of said 161.923 acre tract, the same lying in the northeast line of last said residue and the north line of said right-of-way, bears South 49°36'00" East 256.58 feet;

Thence South 15°22'17" West along the west line of last said residue and an east line of the remainder of said 6 3/10 acre tract, and at a distance of 22.42 feet passing a concrete right-of-way monument (Type 1) found, on the southeast side of a 6" wooden fence corner, at the southwest corner of last said residue and the northerly corner of a called 0.843 acre tract conveyed to the State of Texas in a Judgment found in Volume 397, Page 115 of the Deed Records of Titus County, Texas, then continuing on along a west line of said 0.843 acre tract for a total distance of 117.06 feet to a busted concrete right-of-way monument (Type 1) found at an ell corner of said 0.843 acre tract and said right-of-way and a southeast corner of the remainder of said 6 3/10 acre tract;

Thence North 80°19'21" West along a north line of said 0.843 acre tract and said right-of-way and a south line of the remainder of said 6 3/10 acre tract for a distance of 201.00 feet to a 1/2" iron rod with a cap marked "Denney" previously set.

Thence North 73°37'08" West, continuing along a north line of said 0.843 acre tract and said right-of-way and a south line of the remainder of said 6 3/10 acre tract, and at a distance of 19.77 feet (at 3.02 feet to the right) passing a 6" chain link fence corner, then continuing on, generally along a chain link fence, and at a distance of approximately 350.31 feet passing the southwest corner of the remainder of said 6 3/10 acre tract and the southeast corner of the remainder of said 2.98 acre tract, then continuing on along a south line of the remainder of said 2.98 acre tract for a total distance of 400.18 feet to a 1/2" iron rod with a cap marked "Denney" previously set.

Thence North 77°05'51" West, continuing along a north line of said 0.843 acre tract and said right-of-way and a south line of the remainder of said 2.98 acre tract, for a distance of 13.01 feet to a 1/2" iron rod with a cap marked "Denney" previously set at a southwest corner of the remainder of said 2.98 acre tract and the southeast corner of a called 0.688 acre tract conveyed to Julia Mejia in a Deed found in Volume 1712, Page 167 of the Real Property Records of Titus County, Texas, from which a 6" chain link fence corner bears South 41°27'13" East a distance of 0.78 feet.

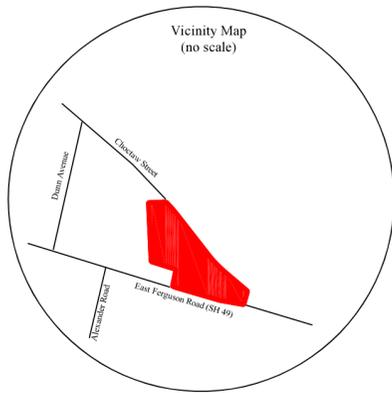
Thence North 11°13'49" East, generally along a chain link fence, along a west line of the remainder of said 2.98 acre tract and the east line of said 0.688 acre tract for a distance of 147.21 feet to a 5/8" iron rod found at the northeast corner of said 0.688 acre tract and an ell corner of the remainder of said 2.98 acre tract, the same lying on the west side of a metal building, from which a chain link fence corner bears North 48°39'29" East a distance of 0.62 feet.

Thence North 72°23'32" West, generally along a chain link fence, along the southwest line of the remainder of said 2.98 acre tract and the north line of said 0.688 acre tract, and at a distance of approximately 131 feet passing the westerly southwest corner of the remainder of said 2.98 acre tract and the southeast corner of the remainder of said 0.98 acre tract, then continuing on along the south line of the remainder of said 0.98 acre tract for a total distance of 215.53 feet to a 1/2" iron rod with a cap marked "Denney" previously set at the northwest corner of said 0.688 acre tract and the southwest corner of said 0.98 acre tract, the same lying in the east line of said 1.9262 acre tract, from which a chain link fence corner bears North 71°07'26" East a distance of 1.54 feet;

Thence North 02°38'11" West, generally along a fence, along the west line of said 0.98 acre tract and the east line of said 1.9262 acre tract for a distance of 493.60 feet to the place of beginning, and containing a total of 7.329 acres of land.

Preliminary - this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
(See Texas Administrative Code, Title 22, Part 29, Chapter 663, Subchapter B, Rule 663.18(c))

John W. Denney
 Registered Professional Land Surveyor No. 6516
 Licensed State Land Surveyor
 Denney Land Surveying, LLC
 Firm Registration No. 10194010
 PO Box 451
 Mount Pleasant, TX 75456
 Office: 903-577-0424
 Fax: 903-577-0425
 Email: john@denneylandsurveying.com
 Job No. 2024-D261 Rev 1 Prelim 26-2-18-1
 CRD 2016-D235
 Date of plat: February 18, 2026



Course	Bearing	Distance
L1	N 77°05'51" W	13.01'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1201.90'	74.26'	148.33'	7°04'16"	4°46'02"	148.24'	S 41°22'53" E
C2	971.49'	100.00'	199.30'	11°45'15"	5°53'52"	198.95'	S 43°43'23" E
C3	1001.49'	103.09'	205.45'	11°45'15"	5°43'16"	205.09'	N 43°43'23" W
C4	1171.90'	86.47'	172.63'	8°26'25"	4°53'21"	172.48'	N 42°03'57" W

- 1/2" iron rod with a cap marked "Denney" set/previously set
- Concrete right-of-way monument (Type 1) found
- ⊗ Bridge nail set/previously set
- ⊕ 1/2" iron rod with a cap marked "Hampton" found
- ⊖ 5/8" iron rod with a cap marked "DCA" found
- Ⓜ 3/8" anchor bolt found
- ◇ 5/8" iron rod found
- ⊙ Magnetic anomaly found
- ⚡ Fire hydrant
- ⊠ Axle found
- ⋯ Prior tract boundary line
- ▬ Edge of pavement
- - - - - Easement boundary (proposed)
- W — Water line (underground - provided by others)
- SS — Sewer line (underground - provided by others)
- P — Power line (overhead - provided by others)
- E — Electric line (underground - provided by others)

Notes:
 (1) No improvements nor fences shown. Any utilities shown are based on the provided Site & Utility Plan, Sheet C1.00, annotated "THIS DOCUMENT IS RELEASED FOR REVIEW AND PERMITTING PURPOSES ONLY UNDER THE AUTHORITY OF LANE D. ROBERTS, P.E. 105135, IN MAY, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION." No easement research performed and no easements (except one proposed easement) are shown. No flood information researched.
 (2) The subject property was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of the whole or any part of the subject. This survey was made without the benefit of a title commitment or policy, and there may exist un-considered documents affecting the subject.
 (3) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.
 (4) Controlling monuments are: (a) concrete monuments found at a southeast corner and in an east line of the subject tract; (b) 1/2" iron rod with a cap marked "Hampton" found at a southwest corner of the shown 161.923 acre tract; (c) 5/8" iron rod with a cap marked "DCA" found at the southeast corner of the shown 1.962 acre tract; (d) axle found at the northwest corner of said 1.962 acre tract; (e) 5/8" iron rod found at the northeast corner of said 1.962 acre tract; (f) 5/8" iron rod found at the southeast corner of the shown 7.348 acre tract.





AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: FP-2026-02 Consider a request from applicant Gabriel Loth for a Final Plat of one lot, one block Mount Pleasant Trails Subdivision, on 4.368-acres in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Mar 10 2026

SUBJECT:

Consider a request from applicant Gabriel Loth for a Final Plat of one lot, one block Mount Pleasant Trails Subdivision, on 4.368-acres in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road.

BACKGROUND:

An application on this property for a preliminary plat and a site for a Senior Tax Credit Housing project was approved during actions taken last month by City Council..

Prior to that action, this property was previously approved by City Council Per Resolution 2025-01, February 4, 2025 in support of a Senior Tax Credit affordable apartment complex application on this property, and which was subsequently awarded by the Texas Department of Housing and Community Affairs in August of last year. The city agreed to provide a financial contribution in the form of reduced building or development permit fees of \$250 for the proposed development, should the Texas Department of Housing and Community Affairs award the Tax Credits to the developers and at its subsequent development.

As a refresher, this was a Texas Department of Housing and Community Affairs (TDHCA) Senior Tax Credit housing project awarded last year by the state, and was previously supported by City Council resolution, which is attached. The property had been rezoned Multi Family (MF) district several years ago for a separate project that never moved forward.

BUDGET:

There is no budgetary impact.

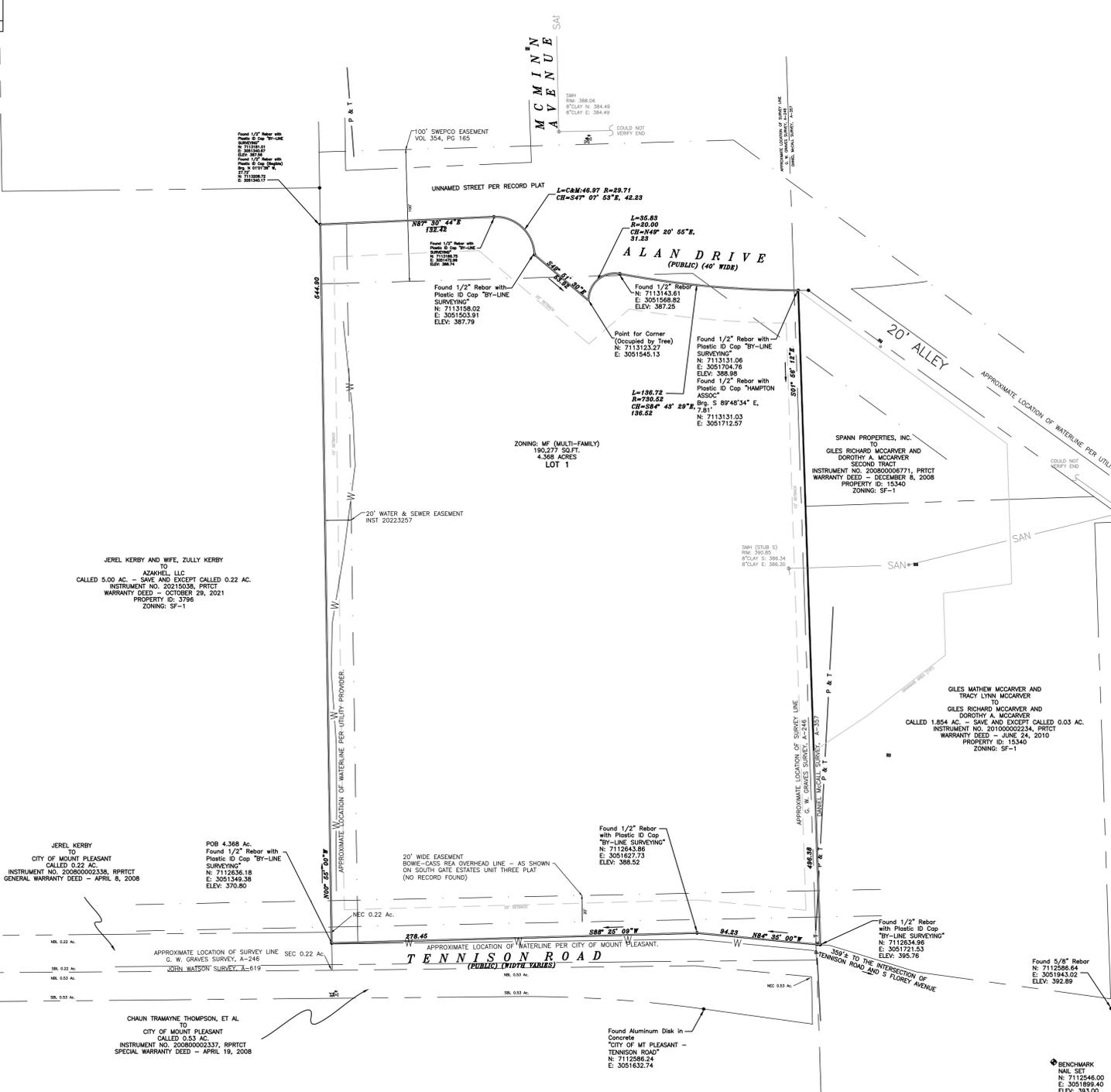
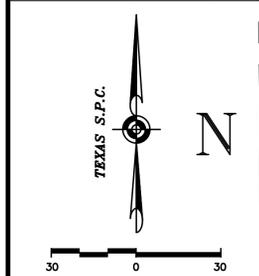
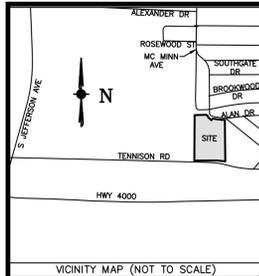
RECOMMENDATION:

Motion to approve FP- 2026-02 for the Final Plat of Mount Pleasant Trails Subdivision.

Attachments:

[Mount Pleasant Trails Subdivision Final Plat-FINAL PLAT](#)

**FINAL PLAT OF
MOUNT PLEASANT TRAILS SUBDIVISION
A 1 LOT, 1 BLOCK MULTI FAMILY SUBDIVISION ON 4.368 ACRES IN THE CITY OF MOUNT PLEASANT**



JEREL KERBY AND WIFE, ZULY KERBY
TO
AZAHKEL, LLC
CALLED 5.00 AC. - SAVE AND EXCEPT CALLED 0.22 AC.
INSTRUMENT NO. 20215038, PRCT
WARRANTY DEED - OCTOBER 29, 2021
PROPERTY ID: 15340
ZONING: SF-1

JEREL KERBY
TO
CITY OF MOUNT PLEASANT
CALLED 0.22 AC.
INSTRUMENT NO. 20080002338, PRCT
GENERAL WARRANTY DEED - APRIL 8, 2008

POB 4.368 Ac.
Found 1/2" Rebar with
Plastic ID Cap "BY-LINE
SURVEYING"
N: 7113158.02
E: 3051549.38
ELEV: 370.80

Found 1/2" Rebar
with Plastic ID Cap
"BY-LINE SURVEYING"
N: 712643.95
E: 3051671.27
ELEV: 388.52

GILES MATHEW MCCARVER AND
TRACY LYNN MCCARVER
TO
GILES RICHARD MCCARVER AND
DOROTHY A. MCCARVER
CALLED 1.854 AC. - SAVE AND EXCEPT CALLED 0.03 AC.
INSTRUMENT NO. 20100002234, PRCT
WARRANTY DEED - JUNE 24, 2010
PROPERTY ID: 15340
ZONING: SF-1

CHAUN TRAMAYNE THOMPSON, ET AL
TO
CITY OF MOUNT PLEASANT
CALLED 0.53 AC.
INSTRUMENT NO. 20080002337, PRCT
SPECIAL WARRANTY DEED - APRIL 19, 2008

Found Aluminum Disk in
Concrete
"CITY OF MT PLEASANT -
TENSION ROAD"
N: 7112586.24
E: 3051632.74

BENCHMARK
NAIL SET
N: 7112546.00
E: 3051899.40
ELEV: 383.00

- SYMBOLS LEGEND**
- SMH SANITARY MANHOLE
 - SCO SANITARY CLEANOUT
 - HYDRANT
 - BFP BACKFLOW PREVENTER
 - WM WATER METER
 - WS WATER SPIGOT
 - ICV IRRIGATION CONTROL VALVE
 - WV WATER VALVE
 - CM CONC. MONUMENT
 - IRF IRON REBAR FOUND
 - IPF IRON PIPE FOUND
 - IRS 5/8" CAPPED IRON REBAR
 - CMF CHISELED MARK FOUND
 - CMS CHISELED MARK SET
 - PKF PK NAIL FOUND

- LINE LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE

pendulum SURVEYING
Shawn Billings, RPLS 5688
15544 County Road No. 173 N
Kilgore, Texas, 75662
Firm No. 10194224 903-955-0102
Project: HILLSBORO, TX pendulumsurveying.com
office@pendulumsurveying.com

- NOTES:**
1. THE SUBJECT PROPERTY IS LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SPECIAL FLOOD HAZARD AREA ZONE A (WITHOUT BASE FLOOD ELEVATION) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48449C02650, DATED: 9/25/2010. FLOOD LINES SHOWN HEREON PER SHAPE FILES FROM FEMA FLOOD MAP SERVICE CENTER.
 2. BEARINGS RELATED TO GRID NORTH FOR THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. DISTANCES ARE EXPRESSED IN US SURVEY FEET AS MEASURED ALONG THE GRID FOR THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (PROJECT COMBINED FACTOR: 1.000000). COORDINATES ARE EXPRESSED IN US SURVEY FEET AND ARE RELATED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83, 2011 ADJUSTMENT, EPOCH 2010.

STATE OF TEXAS)
COUNTY OF TITUS) CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JAMES S. BILLINGS, RPLS NO. 5688

STATE OF TEXAS)
COUNTY OF TITUS) OWNER'S ACKNOWLEDGMENT AND DEDICATION

I (we), the undersigned owner(s) of the land shown on this plat within the area described by the metes and bounds description shown hereon, and designated herein as:

BEING 4.368 ACRES OF LAND IN THE CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, BEING A PART OF THE G. W. GRAVES SURVEY, A-246, AND BEING A PART OF THE DANIEL MCCALL SURVEY, A-357, AND BEING PART OF THE LAND DESCRIBED IN A WARRANTY DEED FROM ELLEN SPANN, ET AL, TO SPANN PROPERTIES, DATED FEBRUARY 17, 1994, AS RECORDED IN VOLUME 829, PAGE 11, REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS, AS CORRECTED BY CORRECTION AFFIDAVIT DESCRIBING 4.37 ACRES OF LAND, DATED JANUARY 19, 2021, AS RECORDED IN INSTRUMENT NO. 20230309, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND BEING A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LEIN FROM SPANN PROPERTIES, INC. TO MOUNT PLEASANT TRAILS, LP, DATED OCTOBER 2ND, 2025, AS RECORDED IN INSTRUMENT NUMBER 20253555, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND THIS 4.368 ACRES OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AS DETERMINED BY A SURVEY MADE ON THE GROUND BY SHAWN BILLINGS, RPLS, ON FEBRUARY 4, 2025, (DISTANCES ARE EXPRESSED IN US SURVEY FEET AS MEASURED ALONG THE GRID FOR THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE);

BEGINNING AT A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THIS SOUTHWEST CORNER, BEING IN THE EAST LINE OF A CALLED 0.22 ACRE PARCEL DESCRIBED IN A DEED TO THE CITY OF MOUNT PLEASANT, AS RECORDED IN INSTRUMENT NO. 20080002338, REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS, BEING IN THE NORTH LINE OF TENNISON ROAD, AS SHOWN ON PLAT OF SOUTH GATE ESTATES, UNIT 3, AS RECORDED IN SLIDE 217, PLAT RECORDS, TITUS COUNTY, TEXAS, HAVING STATE PLANE COORDINATES OF N 7112636.18 AND E 3051349.38 (TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, US SURVEY FEET, NAD83, 2011 ADJUSTMENT, EPOCH 2010);

THENCE N 00°55'00" W (BEARINGS RELATED TO GRID NORTH FOR THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE) WITH THIS WEST LINE AND EAST LINE OF THE CALLED 0.22 ACRE PARCEL, PASSING THE NORTHEAST CORNER OF THE 0.22 ACRE PARCEL, BEING THE SOUTHEAST CORNER OF THE RESIDUE OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AZAHKEL, LLC, AS RECORDED IN INSTRUMENT NO. 20215038, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND CONTINUING WITH THE EAST LINE OF THE RESIDUE OF THE CALLED 5.00 ACRE TRACT, A TOTAL DISTANCE OF 544.90 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THIS NORTHWEST CORNER, BEING IN THE SOUTH LINE OF AN AREA SHOWN AS "RESERVED FOR STREET" ON PLAT OF SOUTH GATE ESTATES, UNIT 3, HAVING STATE PLANE COORDINATES OF N 7113181.01 AND E 3051340.67

- A 1/2 INCH REBAR WITH PLASTIC ID CAP (ILLEGIBLE) FOUND FOR THE NORTHEAST CORNER OF THE CALLED 5.00 ACRE TRACT BEARING N 01°01'38" W, 27.72 FEET (N 7113208.72 AND E 3051340.17);

THENCE N 87°30'44" E WITH THIS NORTH LINE AND THE SOUTH LINE OF THE AREA RESERVED FOR STREET, A DISTANCE OF 132.42 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING STATE PLANE COORDINATES OF N 7113186.75 AND E 3051472.96;

THENCE SOUTHEASTERLY WITH A CURVE TO THE RIGHT, WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, WITH A RADIUS OF 29.71 FEET, WITH A CENTRAL ANGLE OF 90°35'04", WITH A CHORD BEARING S 47°07'53" E, 42.23 FEET, AN ARC LENGTH OF 46.97 FEET, TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE END OF THE CURVE, HAVING STATE PLANE COORDINATES OF N 7113158.02 AND E 3051503.91;

THENCE S 49°51'30" E WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, A DISTANCE OF 53.92 FEET TO A POINT FOR CORNER OCCUPIED BY A TREE, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING STATE PLANE COORDINATES OF N 7113123.27 AND E 3051545.13;

THENCE NORTHEASTERLY WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, WITH A CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET, WITH A CENTRAL ANGLE OF 102°38'15", WITH A CHORD BEARING N 49°20'55" E, 31.23 FEET, AN ARC LENGTH OF 35.83 FEET, TO A 1/2 INCH REBAR FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING STATE PLANE COORDINATES OF N 7113143.61 AND E 3051568.82;

THENCE EASTERLY WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, WITH A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 730.52 FEET, WITH A CENTRAL ANGLE OF 10°43'23", WITH A CHORD BEARING S 84°43'29" E, 136.52 FEET, AN ARC LENGTH OF 136.72 FEET, TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THIS NORTHEAST CORNER, BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS SECOND TRACT IN A DEED TO GILES RICHARD MCCARVER AND DOROTHY A. MCCARVER, AS RECORDED IN INSTRUMENT NO. 200800006771, REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS, HAVING STATE PLANE COORDINATES OF N 7113131.08 AND E 3051704.76

- A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "HAMPTON ASSOC" FOUND BEARS S 89°48'34" E, 7.81 FEET (N 7113131.03 AND E 3051712.57);

THENCE S 01°56'12" E WITH THIS EAST LINE, THE WEST LINE OF THE MCCARVER SECOND TRACT, PASSING THE SOUTHWEST CORNER OF THE SECOND TRACT, BEING THE NORTHWEST CORNER OF A CALLED 1.854 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GILES RICHARD MCCARVER AND DOROTHY A. MCCARVER, AS RECORDED IN INSTRUMENT NO. 20100002234, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND CONTINUING WITH THE WEST LINE OF THE CALLED 1.854 ACRE TRACT, A TOTAL DISTANCE OF 496.38 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THIS SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF THE CALLED 1.854 ACRE TRACT, BEING IN THE NORTH LINE OF TENNISON ROAD, AS SHOWN BY PLAT OF SOUTH GATE ESTATES, UNIT THREE, HAVING STATE PLANE COORDINATES OF N 7112634.96 AND E 3051721.53;

THENCE N 84°35'00" W WITH THIS SOUTH LINE AND NORTH LINE OF TENNISON ROAD, AS SHOWN BY PLAT OF SOUTH GATE ESTATES, UNIT THREE, A DISTANCE OF 94.23 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR AN INNER CORNER OF THIS TRACT, HAVING STATE PLANE COORDINATES OF N 7112643.86 AND E 3051827.73;

THENCE S 88°25'09" W CONTINUING WITH THIS SOUTH LINE AND NORTH LINE OF TENNISON ROAD, AS SHOWN BY PLAT OF

MOUNT PLEASANT TRAILS, LP and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, rights-of-way and public places shown thereon.

MOUNT PLEASANT TRAILS, LP (J. DOUGLAS HAMILTON)

STATE OF TEXAS)
COUNTY OF TITUS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC, STATE OF TEXAS
(SEAL)

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOUNT PLEASANT ON THIS THE _____ DAY OF _____ VOTED AFFIRMATIVELY TO RECOMMEND APPROVAL OF THIS PLAT.

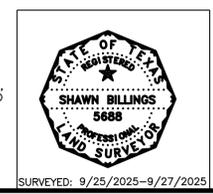
BY: _____
CHAIRMAN

ATTEST: _____
CITY PLANNER

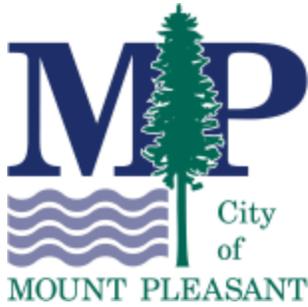
THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT ON THIS THE _____ DAY OF _____ VOTED AFFIRMATIVELY TO APPROVE THIS PLAT.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY



SURVEYED: 9/25/2025-9/27/2025



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: FP-2026-03 Consider a request from applicant Creative Destinations LLC to approve a Final Plat of Lot 4 in the Anderson Towne Crossing Phase 1 Subdivision in the ATC PD-2 Zoning District, and dedicating a section of Anderson Parkway from Tankersley Road north to Rotan Road as public right of way in the City of Mount Pleasant.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Mar 10 2026

SUBJECT:

Consider a request from applicant Creative Destinations LLC to approve a Final Plat of Lot 4 in the Anderson Towne Crossing Phase 1 Subdivision in the ATC PD-2 Zoning District, and dedicating a section of Anderson Parkway from Tankersley Road north to Rotan Road as public right of way in the City of Mount Pleasant.

BACKGROUND:

The project is in the Anderson Towne Crossing development along Tankersley Road and is Lot 4 of the commercial property area of the development adjacent to apartment phase currently under construction along with Anderson Parkway, which has recently been completed. An applicant for a new hotel site has requested a revision to Lot 4 to enlarge the previous property to acquire it for their project requiring a final plat of the lot and acceptance of the city street.

Relevant city staff acting as the Development Review Committee reviewed and approved the final plat as complying with city requirements and the PD-2 zoning and land use requirements for the development.

Staff recommends approval of the final plat of Lot 4 and the section of Anderson Parkway between Rotan and Tankersley Roads in the Anderson Towne Crossing Phase 1 subdivision subject to the following condition:

1. The intersection of Rotan Road and Anderson Parkway will be completed including arrow striping and sidewalk extension once the Rotan Road improvement project is planned and constructed.
2. An approved site plan of the hotel on the property will be approved prior to obtaining a building permit for its construction.

BUDGET:

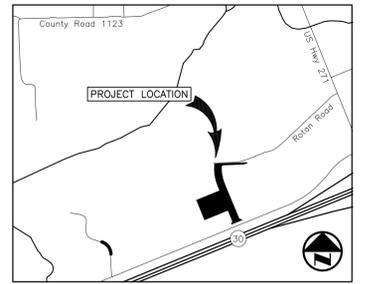
There is no budgetary impact.

RECOMMENDATION:

Motion to approve FP 2026-03 for the Final Plat of Lot 4 and Anderson Parkway as presented.

Attachments:

[13092-00_FPLT01_2026-03-03](#)



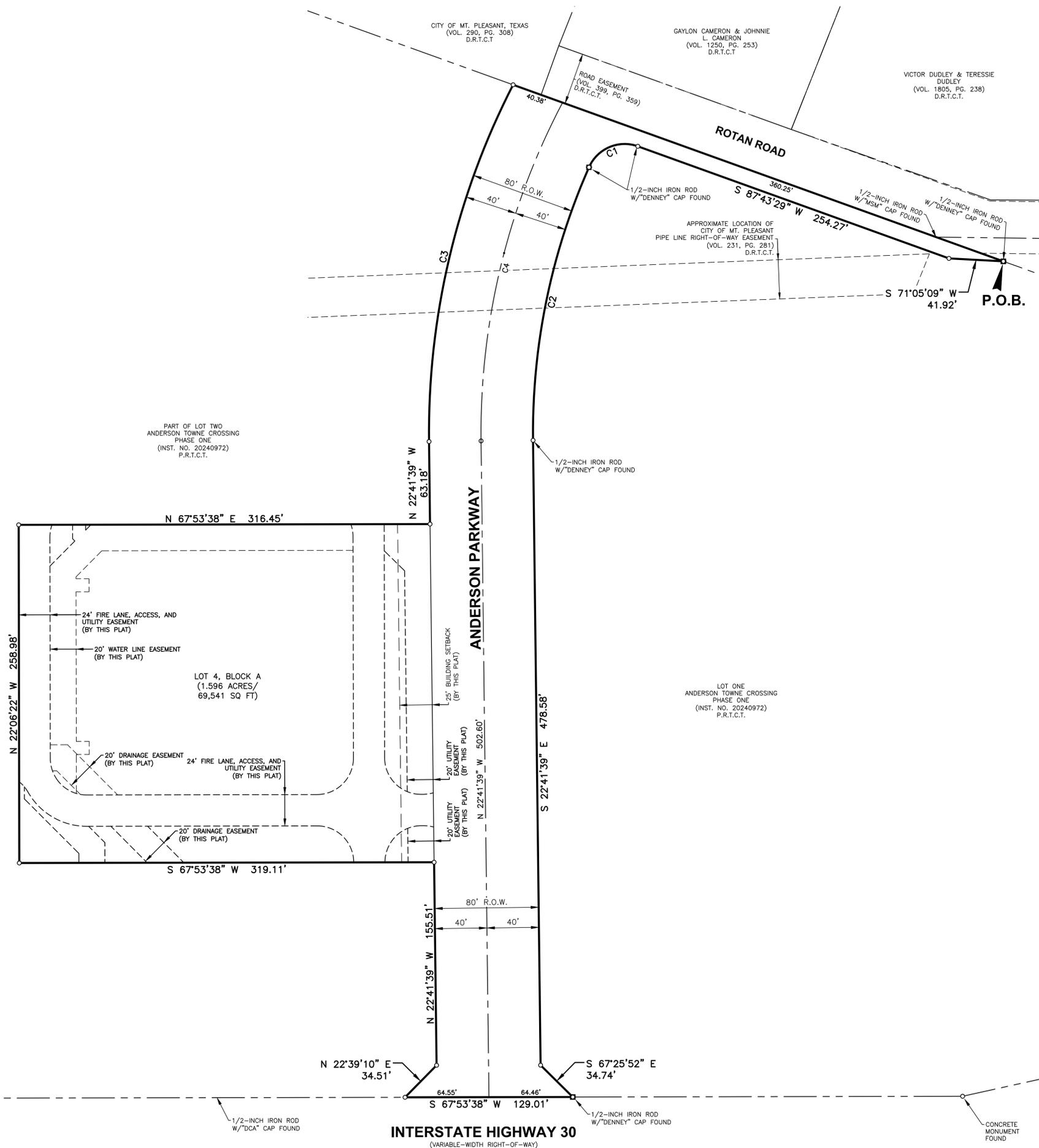
VICINITY MAP
(NOT TO SCALE)



0 20 40 80
SCALE: 1" = 40'

LEGEND

MONC	CONCRETE MONUMENT FOUND
CIRF	1/2-INCH IRON ROD WITH "DENNEY RPLS 6516" CAP FOUND
CIRS	5/8-INCH IRON ROD WITH "BGE" YELLOW CAP SET
/(M.R.D.)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS OF TITUS COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TITUS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TITUS COUNTY, TEXAS
B.L.	BUILDING LINE
INST.	INSTRUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SL.	SLIDE
VOL.	VOLUME
---	PROPERTY LINE
---	EASEMENT LINE
---	LOT LINE
---	ABSTRACT LINE
---	APPROXIMATE FLOODPLAIN LIMITS



FINAL PLAT
LOT 4, ANDERSON TOWNE CROSSING
(PHASE ONE)

BEING PART OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 3.407 ACRES SITUATED IN
THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
MARCH 2026
SHEET 1 OF 2

OWNER
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500

Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

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\\bgeinc\data\TX\N\Projects\ATC_Partners_LLC\13062-00-270_MF_units_9_87_ac_Mt_Pleasant\SV\04_CADD\13062-00_FPL\01.dwg 2026-03-03 11:48 jlonson

\\bgeinc\data\TX\N\Projects\ATC_Partners_LLC\13092-00-270_MF_units_9_87_ac_Mt_Pleasant\SV\04_CAD\13092-00_FPL T01.dwg 2026-03-03-11:48 j.london

OWNER'S CERTIFICATE

BEING, all of that 3.407 acre (148,420 square foot) tract of land situated in the James R. Mitchell Survey, Abstract No. 384, and the John Thompson Survey, Abstract No. 566, City of Mount Pleasant, Titus County, Texas; being part of that tract of land described in Warranty Deed with Vendor's Lien to ATC Partners, LLC as recorded in Instrument No. 20241969 of the Public Records of Titus County, Texas; and being part of Lot Two, Anderson Towne Crossing (Phase One), an addition to the City of Mount Pleasant as recorded in Instrument Number 20240972 of the Plat Records of Titus County, Texas; said 3.407 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for corner; said point being the northeast corner of said Lot Two; said point being an angle point in the north line of Lot One, of said Anderson Towne Crossing (Phase One);

THENCE, in a southwesterly direction, with the east line of said Lot Two and the north and west lines of said Lot One, the following six (6) courses and distances:

South 71 degrees 05 minutes 09 seconds West, a distance of 41.92 feet to a point for corner;

South 87 degrees 43 minutes 29 seconds West, a distance of 254.27 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found at the beginning of a tangent curve to the left;

Along said curve to the left, an arc length of 44.91 feet, having a radius of 30.00 feet, a central angle of 85 degrees 45 minutes 56 seconds, and a chord which bears South 44 degrees 50 minutes 28 seconds West, 40.83 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for the beginning of a compound;

Along said curve to the left, an arc length of 215.13 feet, having a radius of 500.00 feet, a central angle of 24 degrees 39 minutes 06 seconds, and a chord which bears South 10 degrees 22 minutes 05 seconds East, 213.47 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for corner;

South 22 degrees 41 minutes 39 seconds East, a distance of 478.58 feet to a point for corner;

South 67 degrees 25 minutes 52 seconds East, a distance of 34.74 feet to a 1/2-inch iron rod with "DENNEY RPLS 6516" cap found for corner; said point being the southeast corner of said Lot Two and the most southerly southwest corner of said Lot One; said point being in the northwest right-of-way line of Interstate Highway 30 (variable width right-of-way);

THENCE, South 67 degrees 53 minutes 38 seconds West, with the southeast line of said Lot Two, and the northwest line of said Interstate Highway 30, a distance of 129.01 feet to a point for corner;

THENCE, North 22 degrees 39 minutes 10 seconds East, departing the southeast line of said Lot Two, and the northwest line of said Interstate Highway 30, a distance of 34.51 feet to a point for corner;

THENCE, North 22 degrees 41 minutes 39 seconds West, a distance of 155.51 feet to a point for corner;

THENCE, South 67 degrees 53 minutes 38 seconds West, a distance of 319.11 feet to a point for corner;

THENCE, North 22 degrees 06 minutes 22 seconds West, a distance of 258.98 feet to a point for corner;

THENCE, North 67 degrees 53 minutes 38 seconds East, a distance of 316.45 feet to a point for corner;

THENCE, North 22 degrees 41 minutes 39 seconds West, a distance of 63.18 feet to a point for corner; said point being the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, an arc length of 283.62 feet, having a radius of 580.00 feet, a central angle of 28 degrees 01 minutes 02 seconds, and a chord which bears North 08 degrees 41 minutes 07 seconds West, 280.80 feet to a point for corner; said point being in the north line of said Lot 2;

THENCE, North 87 degrees 43 minutes 29 seconds East, with the north line of said Lot 2, a distance of 400.63 feet to the POINT OF BEGINNING and containing an area of 3.407 acres or 148,420 square feet of land, more or less.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS ~
COUNTY OF _____ ~

We, the undersigned owners of the land shown on this plat within the area described by the metes and bounds description shown hereon, and designated herein as ANDERSON TOWNE CROSSING (PHASE ONE) and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, rights-of-way and public places shown thereon.

By: _____

Name:

Title:

NOTARY CERTIFICATE

STATE OF TEXAS ~
COUNTY OF _____ ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

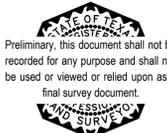
SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

That I, the undersigned Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground

Dated this the ____ day of _____, 2026.

Released for city review purposes only on March 3, 2026.
Russell M. Tidwell II
Registered Professional Land Surveyor No. 7142



NOTARY CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Russell M. Tidwell II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

The Planning & Zoning Commission of the City of Mount Pleasant on this the ____ day _____ of voted affirmatively to recommend approval of this preliminary plat.

BY: _____
CHAIRMAN

ATTEST: _____
CITY PLANNER

This City Council of the City of Mount Pleasant on this the ____ day _____ of voted affirmatively to approve this preliminary plat.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

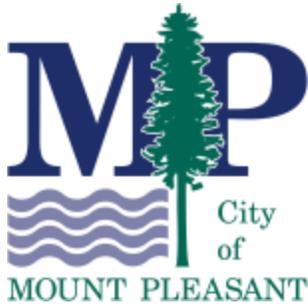
FINAL PLAT
**LOT 4, ANDERSON TOWNE CROSSING
(PHASE ONE)**
BEING PART OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 3.407 ACRES SITUATED IN
THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
MARCH 2026
SHEET 2 OF 2

OWNER
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500

Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

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AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: SP-2026-01 Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for approval of a site plan for a new Academy Retail project on Lot 1 of Anderson Town Crossing Commercial Phase 1 Subdivision property in the ATC PD-2 Zoning District located adjacent to 2621 West Ferguson Road.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Mar 10 2026

SUBJECT:

Consider a request from applicant Jon Anderson on behalf of Creative Destination LLC for approval of a site plan for a new Academy Retail project on Lot 1 of Anderson Town Crossing Commercial Phase 1 Subdivision property in the ATC PD-2 Zoning District located adjacent to 2621 West Ferguson Road.

BACKGROUND:

The project is located on a portion of several Anderson Towne Crossing tracts adjacent to US 271 and near the current Atwoods Store being proposed for an Academy store.

The property is a part of the recently amended PD-2 zoned ATC development approved in January, for this new mixed commercial development adjacent to US 271.

Relevant city staff acting as the Development Review Committee have reviewed and approved the site plan provisions and the preliminary plat (which precedes this agenda item) as complying with city requirements.

Staff recommends approval of the site plan with the following conditions:

1. That civil construction plans will be approved by staff prior to final plat application and building permit issuance.
2. That the existing driveway in the street right of way be repaired to city standards and accepted by the city prior to final plat application.
3. That a final plat be approved prior to certificate of occupancy issuance for the Academy store.

BUDGET:

There is no budgetary impact.

RECOMMENDATION:

Motion to approve SP 2026-01 for the Academy Retail site plan with conditions as shown and presented by staff.

Attachments:

[20260303 Site Plan Submittal Package](#)
[Academy Photo](#)



LOCATION MAP
N.T.S.



SITE AERIAL
N.T.S.

NOTES:

- PAVEMENT DESIGN SHALL BE CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (CRCP). JOINTED CONCRETE PAVEMENT ALTERNATE DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MOUNT PLEASANT.
- PAVEMENT SECTION SHOWN IS THE MINIMUM SECTION ALLOWED FOR RESIDENTIAL STREETS. DESIGN CONDITIONS VARY. PAVEMENT SECTION SHALL BE INCREASED AS DIRECTED BY THE CITY OF MOUNT PLEASANT AS CONDITIONS REQUIRE.
- ALL CONCRETE PAVEMENT SHALL HAVE MONOLITHIC CURB UNLESS OTHERWISE APPROVED BY THE CITY OF MOUNT PLEASANT.
- TREATED SUBGRADE SHALL EXTEND 2' BEYOND THE PROPOSED BACK OF CURB FOR CURBED PAVEMENT SECTION AND 2' BEYOND THE EDGE OF PAVEMENT FOR NON-CURBED PAVEMENT.
- 7" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE TxDOT CLASS P HAVING A MINIMUM 4400 PSI COMPRESSIVE STRENGTH AT 28 DAYS (MINIMUM 5 BAGS PER CIRCULAR YARD) WITH #4 BARS AT 18" ON CENTER EACH WAY OR #3 BARS 10" ON CENTER EACH WAY. TRANSVERSE AND LONGITUDINAL JOINTS SHALL HAVE A MAXIMUM SPACING OF 10' ON CENTER. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT CURB RETURNS AT INTERSECTIONS, PAVEMENT WITH TRANSITIONS, AND AT 500' MARK SPACING.
- IF OF SUBGRADE SHALL BE STABILIZED WITH LIME OR CEMENT DEPENDING UPON THE PREDOMINANT SUBGRADE SOILS PLASTICITY INDEX AS INDICATED BELOW:
LIME TREATMENT OF CLAY SUBGRADE SOILS SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH TxDOT ITEM 280. THE COMPACTION REQUIREMENTS INDICATED BELOW SHOULD BE SPECIFIED IN LIEU OF THE REQUIREMENTS RECOMMENDED BY TxDOT. LIME SHOULD BE ADDED TO THE SUBGRADE AFTER REMOVAL OF ALL SURFACE VEGETATION AND DEBRIS. A MINIMUM OF SIX PERCENT (6%) HYDRATED LIME SHOULD BE USED TO TREAT SANDY CLAY SUBGRADE SOILS HAVING A PLASTICITY INDEX (PI) BETWEEN 16 AND 25. A MINIMUM OF EIGHT PERCENT (8%) HYDRATED LIME SHOULD BE USED TO TREAT CLAY SUBGRADE SOILS HAVING A PLASTICITY INDEX (PI) OF 26 OR GREATER. LIME STABILIZED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90% OF STANDARD PROCTOR (ASTM D-698) @ ±3% OF OPTIMUM MOISTURE. THE REQUIRED APPLICATION RATES ARE OUTLINED BELOW:

PLASTICITY INDEX (PI)	APPLICATION (%)	DEPTH OF TREATMENT (INCHES)	LIME REQUIRED (LBS/SY)
16 TO 25	6	8	54
26	8	8	54
- CEMENT TREATMENT OF SANDY SUBGRADE SOILS SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH TxDOT ITEM 275. THE COMPACTION REQUIREMENTS INDICATED BELOW SHOULD BE SPECIFIED IN LIEU OF THE REQUIREMENTS RECOMMENDED BY TxDOT. TYPE I, TYPE II, OR TYPE III PORTLAND CEMENT SHOULD BE ADDED TO THE SUBGRADE AFTER REMOVAL OF ALL SURFACE VEGETATION AND DEBRIS. CEMENT SHOULD BE ADDED ONLY TO THAT AREA WHERE THE MOULDING, COMPACTION AND FINE GRADING CAN BE COMPLETED IN DAYLIGHT WITHIN TWO (2) HOURS OF APPLICATION, AND IN ONE CONTINUOUS OPERATION. A MINIMUM OF FOUR PERCENT (4%) TYPE I, TYPE II, OR TYPE III PORTLAND CEMENT SHOULD BE USED TO TREAT SANDY AND/OR SILTY SUBGRADE SOILS HAVING A PLASTICITY INDEX (PI) OF 15 OR LESS. THE REQUIRED APPLICATION RATE FOR A FOUR PERCENT (4%) TREATMENT DEPTH OF EIGHT (8) INCHES IS OUTLINED BELOW BASED ON THE PLASTICITY INDEX (PI) OF THE PREDOMINANT SUBGRADE SOILS. CEMENT STABILIZED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90% OF STANDARD PROCTOR (ASTM D-698) @ ±3% OF OPTIMUM MOISTURE.

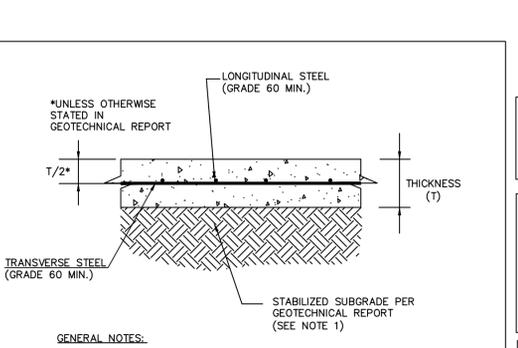
PLASTICITY INDEX (PI)	APPLICATION (%)	DEPTH OF TREATMENT (INCHES)	CEMENT REQUIRED (LBS/SY)
15	4	8	30
16	4	8	30
- REMOVE ALL VEGETATION AND DEBRIS PRIOR TO BEGINNING EMBANKMENT. SCARIFY GROUND SURFACE TO 8" AND COMPACT TO 90% OF MAXIMUM DENSITY PER ASTM D-698 STANDARD PROCTOR. PROF. ROLL COMPACTED SUBGRADE PER TxDOT ITEM 216 PRIOR TO PLACEMENT OF EMBANKMENT TO DETECT ANY AREAS OF WEARNESS AND REPLACE WITH FOUNDATION MATERIAL AS DIRECTED BY THE CITY OF MOUNT PLEASANT. DURING COMPACTION, THE MOISTURE CONTENT OF THE SOIL SHALL BE AS FOLLOWS:

SOIL DESCRIPTION	PLASTICITY INDEX (PI)	MOISTURE CONTENT AT TIME OF COMPACTION
NON-PLASTIC SILTY SAND SOILS	PI<7	+1 to +3%
SANDY CLAY SOILS	7-PI<15	+1 to +3%
CLAY SOILS	PI>15	+1 to +3%

INSTALL FILL FOR EMBANKMENT IN 8" LIFTS, COMPACTED IN HORIZONTAL LIFTS TO A MINIMUM OF 90% OF MAXIMUM DENSITY PER ASTM D-698 STANDARD PROCTOR. MOISTURE CONTENT SHALL BE AS DESCRIBED ABOVE. DURING CONSTRUCTION, SELECT FILL SHALL BE ON-SITE CLAYEY SANDY SOILS OR OFF-SITE MATERIAL. MATERIAL SHALL BE FREE OF ORGANIC MATTER OR ROCK FRAGMENTS LARGER THAN 2" IN ANY DIRECTION AND POSSESS A PLASTICITY INDEX BETWEEN 10 AND 45 WITH A LIQUID LIMIT OF 70 OR LESS. THE FIRST LIFT OF FILL SHALL BE PLACED WITHIN 48 HOURS OF SATISFACTORY COMPACTION OF THE UNDERLYING SUBGRADE SOILS.

IF DIRECTED BY THE CITY OF MOUNT PLEASANT, BLEND THE SUBGRADE SOILS TO A DEPTH OF 12" OVER THE PROJECT AREA TO OBTAIN A UNIFORMLY CONSISTENT PLASTICITY INDEX PRIOR TO LIME OR CEMENT STABILIZATION.

PUBLIC ROAD DEDICATION STREET PAVING REQUIREMENT
"ALL GOOD DRIVE"

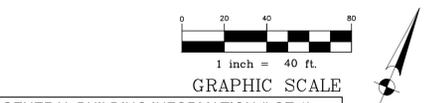


GENERAL NOTES:

- SEE GEOTECH REPORT PREPARED BY DYNAMIC ENGINEERING CONSULTANTS PLLC, DATED JANUARY 29, 2026, (PROJECT NUMBER DYNGeo-12269 REV A), FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.
- IN THE EVENT THE GEOTECHNICAL REPORT DOES NOT SPECIFY, THE FOLLOWING CRITERIA SHALL BE APPLIED:
 A. LONGITUDINAL & TRANSVERSE STEEL:
 LIGHT DUTY: #4 @ 24" O.C.E.W. OR #3 @ 18" O.C.E.W.
 MEDIUM DUTY: #4 @ 18" O.C.E.W. OR #3 @ 12" O.C.E.W.
 HEAVY DUTY: #4 @ 18" O.C.E.W.
 B. SUBGRADE SHALL BE LIME/FLY ASH STABILIZED TO A MIN. DEPTH OF 6" IN CONFORMANCE WITH TxDOT 204 STANDARD SPECIFICATIONS ITEM 260

FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET



GENERAL BUILDING INFORMATION (LOT 1):

BUILDING NAME: ACADEMY SPORTS + OUTDOORS
 CONSTRUCTION TYPE: IIE
 OCCUPANCY: GROUP M - MERCANTILE
 BUILDING SQUARE FOOTAGE: 55,015 SQ FT

ANDERSON TOWNE CROSSING COMMERCIAL PHASE 1 LOT SUMMARY TABLE:

LOT 1 (COMMERCIAL) - 4.080 ACRES (177,739 SQ FT)

ROW DEDICATION - 1.416 ACRES (61,671 SQ FT) (ALL GOOD DRIVE)
 GROSS AREA - 5.496 ACRES (239,410 SQ FT)

PARKING ANALYSIS:

BUILDING AREA: ACADEMY 55,000 SQ FT

TOTAL NUMBER OF PARKS: 270 PARKS
 PARKING RATIO PROVIDED ON SITE: 4.91 SPACES PER 1,000 SQ FT

LOT COVERAGE & LANDSCAPE CALCULATIONS:

LOT 1 (COMMERCIAL) - 4.080 ACRES (177,739 SQ FT)

- BUILDING 1.263 ACRES (55,015 SQ FT) [30.95% OF LOT]
 - PAVEMENT 2.558 ACRES (111,407 SQ FT) [62.68% OF LOT]
 - LANDSCAPE 0.259 ACRES (11,317 SQ FT) [6.37% OF LOT]

ROW DEDICATION (ALL GOOD DRIVE) - 1.416 ACRES (61,671 SQ FT)

- PAVEMENT (DRIVE) 0.880 ACRES (38,322 SQ FT) [62.14% OF LOT]
 - SIDEWALK 0.100 ACRES (4,366 SQ FT) [7.08% OF LOT]
 - LANDSCAPE 0.436 ACRES (18,983 SQ FT) [30.78% OF LOT]

LEGEND

① PARKING SPACE COUNT

FL EXISTING FIRE LANE (RED STRIPING)

FL PROPOSED FIRE LANE (RED STRIPING)

PROPOSED BUILDING PERIMETER SIDEWALK

PROPOSED CURB RAMP

EX. MANHOLE

EX. STORM SEWER

EX. WATER LINE

EX. SANITARY SEWER LINE

EX. OVERHEAD POWER LINE

EX. UNDERGROUND GAS LINE

EX. MAJOR CONTOUR

EX. MINOR CONTOUR

PROP. MAJOR CONTOUR

PROP. MINOR CONTOUR

W/ CLEANOUT

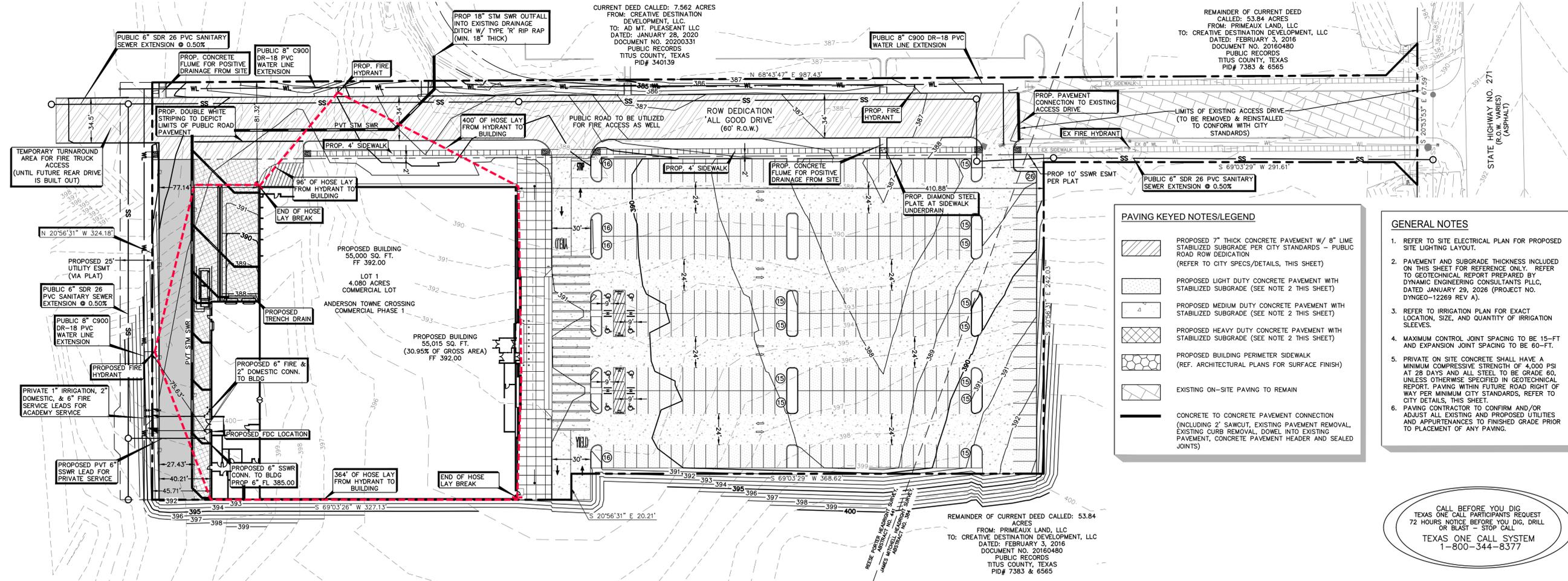
PROPOSED SANITARY SEWER

PROPOSED WATER LINE

PROPOSED FIRE LINE

PROPOSED STORM SEWER

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.



PAVING KEYED NOTES/LEGEND

PROPOSED 7" THICK CONCRETE PAVEMENT W/ 8" LIME STABILIZED SUBGRADE PER CITY STANDARDS - PUBLIC ROAD ROW DEDICATION (REFER TO CITY SPECS/DETAILS, THIS SHEET)

PROPOSED LIGHT DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 THIS SHEET)

PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 THIS SHEET)

PROPOSED HEAVY DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 THIS SHEET)

PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH)

EXISTING ON-SITE PAVING TO REMAIN

CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2" SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)

- GENERAL NOTES**
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 - PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY DYNAMIC ENGINEERING CONSULTANTS PLLC, DATED JANUARY 29, 2026 (PROJECT NO. DYNGeo-12269 REV A).
 - REFER TO IRRIGATION PLAN FOR EXACT LOCATION, SIZE, AND QUANTITY OF IRRIGATION SLEEVES.
 - MAXIMUM CONTROL JOINT SPACING TO BE 15'-FT AND EXPANSION JOINT SPACING TO BE 60'-FT.
 - PRIVATE ON SITE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT. PAVING WITHIN FUTURE ROAD RIGHT OF WAY PER MINIMUM CITY STANDARDS, REFER TO CITY DETAILS, THIS SHEET.
 - PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST
 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP CALL
 TEXAS ONE CALL SYSTEM
 1-800-344-8377

REVISIONS

NO. DATE

ALJ Lindsey
 Civil Engineers
 1885 N. Exchange Pkwy, Suite 200
 Fort Worth, TX 76107
 817-381-9565
 FRN F-11506

PROFESSIONAL ENGINEER
 KEVIN A. DEW
 49731
 03 MARCH 2026

ALL PROJECT NO. 104.25.01.05
 DATE: MARCH 2026
 SCALE: 1"=30'
 DRAWN BY: JLM
 CHECKED BY: JH

SITE PLAN

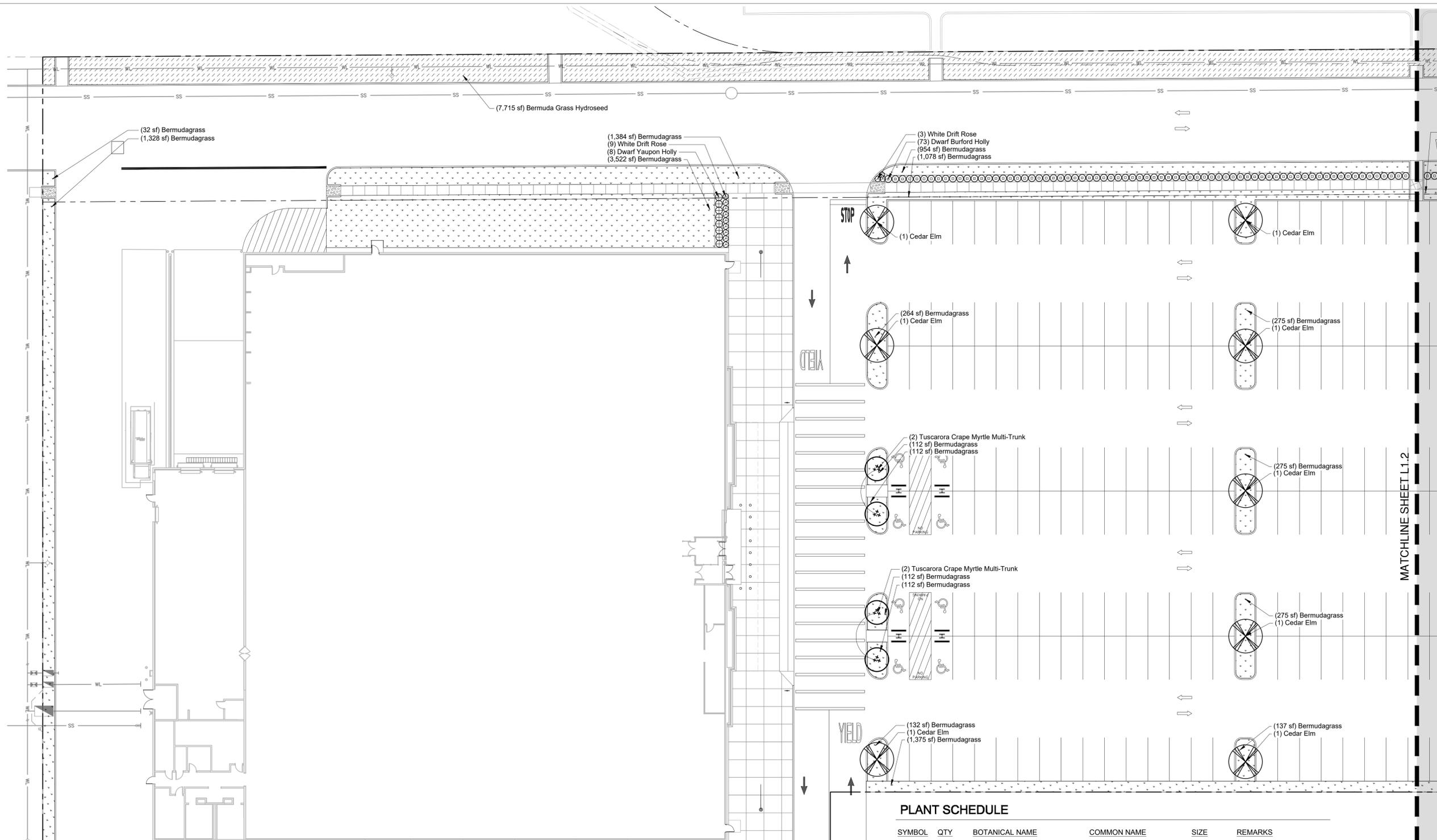
ACADEMY SPORTS + OUTDOORS
 MT. PLEASANT, TEXAS

SHEET SP-1



3-3-26

ACADEMY SPORTS
US Hwy 271
Mount Pleasant, TX
Landscape Improvements



LANDSCAPE REQUIREMENTS

LANDSCAPING SHALL BE 5% OF TOTAL LOT AREA
 TOTAL LOT AREA = 177,739 SF X 5%
 8,887 SF LANDSCAPE AREA REQUIRED LESS 10% REDUCTION
 DUE TO IRRIGATION SYSTEM INSTALLATION = 7,998 SF REQUIRED
 11,241 SF LANDSCAPE AREA PROVIDED

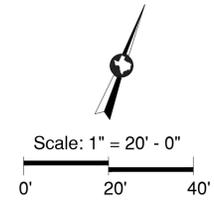
7,998 SF LANDSCAPE AREA / 1250 SF =
 7 TREES REQUIRED

7,998 SF LANDSCAPE AREA / 100 SF =
 80 SHRUBS REQUIRED

(1) LANDSCAPING ISLANDS ARE REQUIRED IN PARKING LOTS IN EXCESS OF 50,000 SQUARE FEET AT BOTH ENDS OF EACH ROW OF TEN OR MORE PARKING SPACES. EACH SEPARATE LANDSCAPED AREA SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET; SHALL HAVE A MINIMUM DIMENSION OF AT LEAST FIVE FEET; AND SHALL INCLUDE AT LEAST ONE TREE. THE REMAINING AREA SHALL BE LANDSCAPING MATERIAL NOT TO EXCEED THREE FEET IN HEIGHT.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	4	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle Multi-Trunk	1.5' total cal.	30 Gal. Well Matched, Specimen
	14	Ulmus crassifolia	Cedar Elm	1.5' Cal.	30 Gal. Well Matched, Specimen
SHRUBS					
	96	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal.	
	8	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	Container Grown
	15	Rosa x 'Meizorland'	White Drift Rose	5 gal.	Container Grown
GROUND COVERS					
	7,715 sf	Cynodon dactylon	Bermuda Grass Hydroseed	SF	
	14,893 sf	Cynodon dactylon	Bermudagrass	sod	



Job No.: 181-26-099
 Scale: 1" = 20' - 0"
 Date: January 15, 2026
 Revised: Comments January 26, 2026
 Comments February 23, 2026
 Issue For Permit February 23, 2026

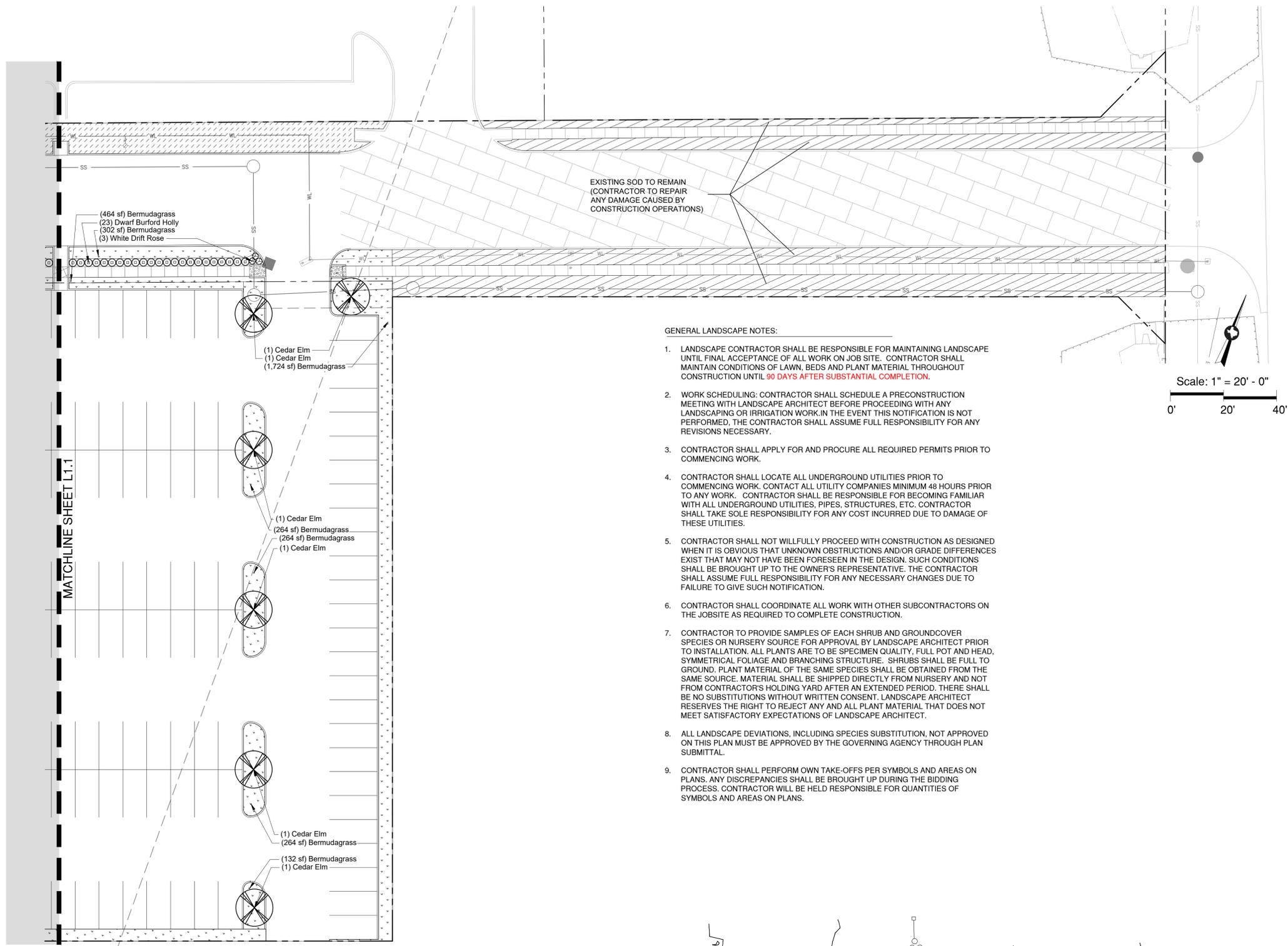
Landscape Plan

L1.1



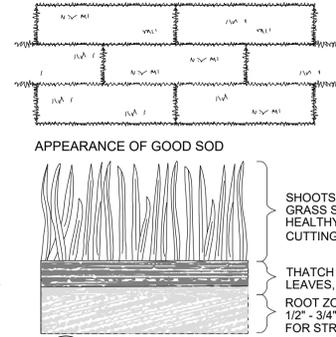
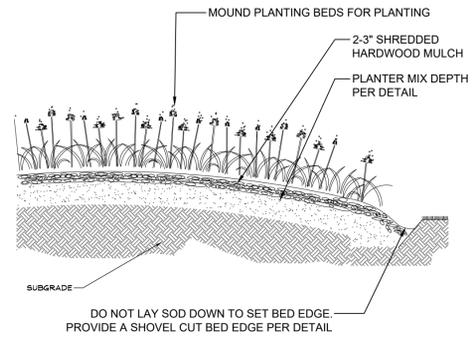
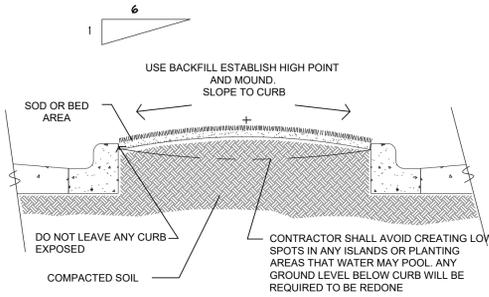
3-3-26

ACADEMY SPORTS
US Hwy 271
Mount Pleasant, TX
Landscape Improvements



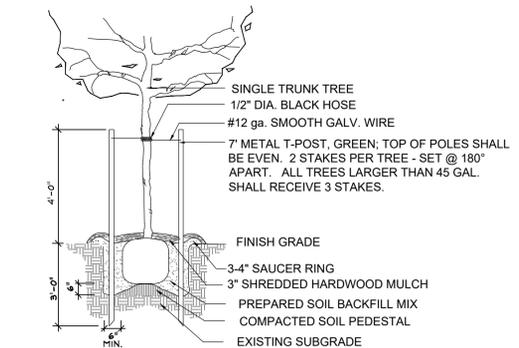
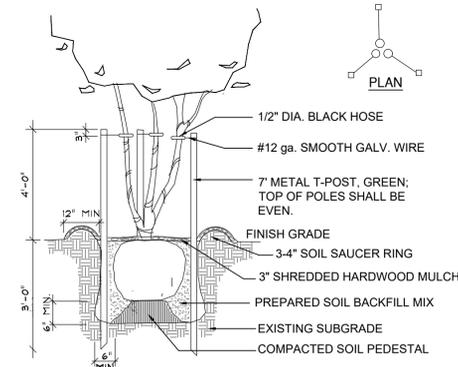
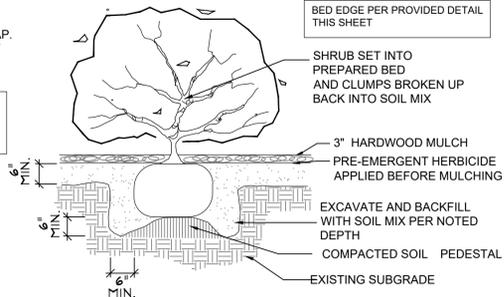
GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE UNTIL FINAL ACCEPTANCE OF ALL WORK ON JOB SITE. CONTRACTOR SHALL MAINTAIN CONDITIONS OF LAWN, BEDS AND PLANT MATERIAL THROUGHOUT CONSTRUCTION UNTIL 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- WORK SCHEDULING: CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH ANY LANDSCAPING OR IRRIGATION WORK. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUND COVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD. THERE SHALL BE NO SUBSTITUTIONS WITHOUT WRITTEN CONSENT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SATISFACTORY EXPECTATIONS OF LANDSCAPE ARCHITECT.
- ALL LANDSCAPE DEVIATIONS, INCLUDING SPECIES SUBSTITUTION, NOT APPROVED ON THIS PLAN MUST BE APPROVED BY THE GOVERNING AGENCY THROUGH PLAN SUBMITTAL.
- CONTRACTOR SHALL PERFORM OWN TAKE-OFFS PER SYMBOLS AND AREAS ON PLANS. ANY DISCREPANCIES SHALL BE BROUGHT UP DURING THE BIDDING PROCESS. CONTRACTOR WILL BE HELD RESPONSIBLE FOR QUANTITIES OF SYMBOLS AND AREAS ON PLANS.



LAY SOD IN A STAGGERED PATTERN, BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

SOD SHALL BE ROLLED INTO A SMOOTH, LEVEL AND FINISHED APPEARANCE. NO CLUMPS



Job No.: 181-26-099

Scale: 1" = 20' - 0"

Date: January 15, 2026

Revised: Comments
January 26, 2026
Comments
February 23, 2026
Issue For Permit
March 3, 2026

Landscape Plan & Details

L1.2



Job No.:	181-26-099
Scale:	
Date:	January 15, 2026
Revised:	Issue For Permit March 3, 2026

PLANTING

PART 1 GENERAL

1.01 RELATED DOCUMENTS
A. Drawings and General Provisions of Contract, including General and Supplementary Conditions and all applicable specification sections, apply to this section.

1.02 DESCRIPTION OF WORK
A. This Section specifies the requirements for providing planting materials and their installation as indicated and scheduled. For grass installation refer to sodding section.

1.03 QUALITY ASSURANCE
A. Installer: Installation of planting work shall be performed by a single firm specializing in landscape and planting work. Contractor shall be licensed by the Texas Association of Nurserymen, shall possess an agricultural certificate, shall be a licensed pest applicator, and shall have not less than 5 years of experience in this type of work.

B. Quality Control
1. Trees, Shrubs, and Groundcovers:
a. Provide plants of quantity, size, genus, species and variety shown and scheduled for planting work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock."
Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.

b. Label each plant with securely attached waterproof tag bearing legible designation of botanical and common name.

2. Compliance: Ship planting materials with Certificates of Inspection as required by governing authorities. Comply with all applicable local, state, and federal requirements regarding materials, methods of work, and disposal of excess and waste materials.

3. Substitutions: Do not make substitutions unless approved in writing by Landscape Architect. If specified planting material is not obtainable, submit proof of non-availability to Landscape Architect together with proposal for use of equivalent material. Contractor shall submit proposal in bidding period or 3 weeks before installation as to not impact project completion or installation of other work.

4. Analysis and Standards: All packaged products shall be delivered in original manufacturer's sealed containers. For unpackaged materials, submit analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.

5. Inspection: Notify Landscape Architect at least 2 weeks prior to installation, of location where materials that have been selected for planting may be inspected, either at place of growth or the site prior to planting. Plant material will be inspected for compliance with requirements for genus, species, variety, size and quality. Landscape Architect retains right to further inspect trees for size and conditions of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Contractor shall remove rejected trees immediately from site and replace with specified materials. Plant material not installed in accordance with Contract will be rejected.

C. Reference standards Applicable to this section:
1. ANSI: American National Standards Institute
a. Z60.1: Nursery Stock
2. Association of Official Agriculture Chemists
3. FS: Federal Specifications and Standards
a. Q-P-166E: Peat, Moss; Peat, Humus; and Peat, Reed-Sedge
4. NBS: National Bureau of Standards
a. PS23: Perlite Product Standard

1.04 SUBMITTALS
A. Work Schedule: Contractor shall submit a work schedule for all planting work prior to purchase and installation of plant material.
B. Certification:
1. Submit for Landscape Architect's review and approval, manufacturer's or vendor's certified analysis of soil amendments. Submit other data substantiating that materials comply with specified and indicated requirements.
2. Fertilizer certification shall be submitted for Landscape Architect's review and approval as to the chemical analysis of the fertilizer, a listing of the elements contained therein and their percentages.
C. Maintenance Instructions: Submit typewritten instructions, including manufacturer's recommendations and instructions recommending procedures to be established by Owner for maintenance of planting work. Submit instructions prior to expiration of contractor's required maintenance period.
D. Submittals: Contractor shall submit in writing materials used on jobsite. Provide company name of product or nursery source.

1.05 DELIVERY, STORAGE AND HANDLING
A. Packaged Materials: Deliver packaged materials in fully labeled original containers showing weight, analysis and names of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
B. Plants:
1. Do not drop stock during delivery.
2. Materials shall not be pruned prior to installation unless otherwise approved by Landscape Architect in writing or to meet standards on plant list. Do not bend or bind trees and shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
3. Deliver plants after preparation for planting has been completed and plant immediately. If planting is delayed more than 7 hours after delivery, set plants in shade, protect from weather and mechanical damage. Keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture, and water as needed.
4. Do not remove container grown stock from containers before time of planting and water immediately after delivery and prior to planting.
5. Plant material shall be shipped directly from source nursery. Material held in a stockyard prior to installation will be rejected.

1.06 JOB CONDITIONS
A. Work Scheduling: Proceed with and complete planting work in a timely manner, working within seasonal limitations for each kind of planting work required.
B. Planting time
1. Correlate planting with specified maintenance periods to provide maintenance from date of Substantial Completion.
2. Plan to frost-tender trees only after danger of frost is past or sufficiently before frost season to allow for establishment before first frost. Do not plant in frozen ground.
3. Plant trees, shrubs and groundcover after final grades are established and prior to planting of lawns, unless otherwise directed by Landscape Architect in writing. If planting occurs after lawn work, protect lawn areas and promptly repair damage to awns resulting from planting operations.
A. Utilities: Refer to engineering drawings and coordinate with Utility Contractor for location of utilities. Contractor shall be responsible for damage to existing utilities and structures.
B. Security: The Owner will not assume any responsibility for security of any materials, equipment, etc. during construction of the project until project acceptance.
C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions beyond the scope of this contract, or obstructions, notify Landscape Architect of such conditions, immediately and before planting.
D. Pollution Control: Control dust caused by planting operations. Dampen surfaces as necessary. Comply with pollution control regulations of governing authorities.

1.07 SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE
A. Substantial Completion notice for planting work will be issued by Landscape Architect only for entire planting and landscape work.
B. Landscape contractor will be responsible for ongoing maintenance until final acceptance.
C. Substantial Completion notice will be issued only after Owner and Landscape Architect inspect and approve all required planted materials and grassed areas.
D. Final acceptance notice will be issued only after Owner and Landscape Architect inspect and approve all planting work as in accordance with the Contract Documents.

1.08 SPECIAL PROJECT WARRANTY
A. Contractor shall furnish written warranty of trees, shrubs and groundcover for 12 months after date of final acceptance, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner or abuse or damage by others.
B. Remove and replace shrubs and groundcover found to be dead or in unhealthy condition during warranty period. Replace shrubs and groundcover which are in doubtful condition at end of warranty period. However, if in the opinion of Owner, such doubtful material may survive, Contractor shall extend the warranty period for a full growing season. Owner will determine which items are in doubtful condition.
C. Another inspection will be conducted by Owner, at end of extended warranty period to determine acceptance or rejection.

PART 2 PRODUCTS
2.01 MATERIALS
A. Fertilizer
1. Granular fertilizer shall be a commercial fertilizer, uniform in composition, free flowing, and suitable for application with approved equipment. Fertilizer which has been exposed to high humidity and moisture, has become caked or otherwise damaged making it unsuitable for use, will not be acceptable. Application shall be Osmocote 13. 13. 13 + Iron by Sierra Chemical, 1-800-492-8255, 1001 Yosemite Dr. Milpitas, CA 95035, or approved equal. Broadcast rototill fertilizer at the rate of 3 lbs. Actual nitrogen per 1000 square feet into prepared planting soil.

A. Sharp Sand: Sand shall be thoroughly washed, coarse grade shape, construction or brick sand, free of clay balls, weeds, and grass. So-called cushion sand, blow sand, or creek silt is not acceptable for substitution where sharp sand is specified.
B. Herbicide
1. Pre-emergent herbicide shall be Eptam 5G or approved equal.
2. Contact herbicide shall be Roundup by Monsanto, or approved equal.
D. Bark Mulch for top dressing: Organic mulch free from deleterious materials and suitable for top dressing of trees, shrubs or plants. Mulch shall be composted, well rotted, shredded hardwood mulch, dark brown in color. Enriched Bark Mulch for bed prep shall be as above with additional organic soil and/or manure.
E. Root Stimulator: Shall be Hi-Yield Root Stimulator 5-12-3, by Voluntary Purchasing Group, P. O. Box 460, Bonham, TX, 75418, (214) 583-5501, or approved equal. Spreader sticker as needed.
F. Fire Ant control: Durzban or 1% Diazanon Granular as manufactured by Green Light Projects Co., San Antonio, TX, 78217 or Logic by PBI Gordon, Kansas City, MO.
G. Insecticide: Lindane with Adviant distributed by Esco Distributors, 514 W. 25th, Street, Houston, TX, 77008, (713) 864-7771.
H. Planting Backfill Mix: Shall be 33% topsoil, 33% sharp sand, and 33% enriched bark mulch or approved commercially available planter's soil mix. Add fertilizer as per specifications. Contractor shall submit source or sample to Landscape Architect.
1. Topsoil
1. Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension and other extraneous or toxic matter harmful to plant growth.
2. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4 inches. Topsoil shall not be collected from sites that are infested with growth of, or the reproductive parts of noxious weeds, especially nut grass. Topsoil shall not be stripped, collected or deposited while wet. Topsoil shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil.

2.02 PLANT MATERIALS
A. Shrubs and Groundcover: Provide specimen quality plant material as described in Construction Documents. Each individual species of plant material shall be obtained and provided from a single source.

PART 3 EXECUTION
3.01 PREPARATION
A. Grading
1. Strip existing vegetation and soil in areas to receive planting and grass to depth shown on drawings. Backfill with topsoil and planting backfill mix to depth shown on drawings. Prepare beds to ensure plant arial is not planted in ponding water and avoid "wet feet".
2. Perform grading within Contract limits, including adjacent transition areas, where required, to new elevations, levels, and contours indicated. Provide subgrade surfaces parallel to finished surface grades. Provide uniform levels and slopes.
3. Grade surface to ensure areas drain away from structures and to prevent ponding and pockets of surface drainage. Provide subgrade surfaces free from irregular surface changes. Provide subgrade surface free of exposed boulders or stones exceeding 4 inches in greatest dimension in paved areas; 2 inches lawn areas.
4. Provide adequate drainage of the working area at all times.
5. Fine grade topsoil eliminating rough and low areas to ensure positive drainage. Maintain levels, profiles, and contours of subgrades.
6. Remove stones, roots, weeds, and debris while raking topsoil. Rake surface clean of stones 1 inch or larger in any dimension and of all debris. Place planting backfill mix to depth specified on drawings.
7. All finished grades shall meet line and grade of pavement. Finished grades (top of soil prior to hydromulch) shall be maximum of 1 inch below walkway pavement surface. Grade all slopes from rear of landscape easement or center of medians to walkways and curbs at a minimum of 2 percent slope.
B. Plant Layout: Layout individual tree locations of trees to be machine moved by others and areas for multiple plantings as shown on drawings. In case of conflicts or non-contractual conditions, notify Landscape Architect before proceeding with the work.

A. Preparation of Planting Backfill Mix & Bed prep
1. Mix specified soil amendments and fertilizers with topsoil at rates indicated. Amendments shall be incorporated into soil as a part of the soil preparation process prior to line grading and planting. Each amendment material shall be broadcast or spread evenly at the specified rate over the planting area and rototilled.
Amendments shall be thoroughly incorporated into the topsoil until amendments are pulverized and have become a homogeneous layer of soil ready for planting.
Incorporation and mixing shall be accomplished by mechanical means for planting beds, mix planting soil prior to backfilling.
2. Planting bed areas shall be outlined with a shovel cut edge per detail unless plans call for special border edging.

3.02 PLANTING
A. Excavation for Shrubs
1. Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage.
2. Make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus 3" allowance for setting of ball on a layer of compacted backfill.
3. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
B. Planting Large Shrubs and Trees
1. Set stock on layer of compacted planting soil mixture, plumb and in center of pit at same elevation as adjacent finished planting grades. Place fertilizer tablets evenly spaced in hole at specified rate. Place additional planter's mix around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Dish top of backfill to allow for mulching.
2. Prune, thin out, and shape shrubs in accordance with standard horticultural practice. Prune shrubs to retain natural character. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
C. Planting Shrubs, Groundcover and Seasonals
1. Excavate hole as necessary to accommodate root ball.
2. Place fertilizer in hole according to recommended rate. Backfill hole with planter's mix. Water after planting to remove voids and place additional prepared soil to cover root ball if necessary.
3. Broadcast pre-emergent herbicide before mulching at the applicable rate.
4. Mulch entire planting bed areas with 2-3 inches dark brown bark mulch spread consistently and evenly across root balls and entire planting bed areas.

3.03 CLEANUP AND PROTECTION
A. During planting work, keep pavements clean and work area in an orderly condition. Sweep site and remove trash at end of each workday as necessary.
B. Protect planting work and materials from damage due to planting operations, operations by other contractors and trades and trespassers. Maintain protection during installation periods. Treat, repair or replace damaged planting work as directed by Landscape Architect.
C. Stockpile, haul from site, and legally dispose of waste materials and debris. Accumulation will not be permitted. Maintain haul and disposal routes clear, clean and free of debris. On-site burning of combustible cleared materials will not be permitted.
D. Upon completion of work, clean areas within Contract limits; remove tools, supplies and equipment. Wash down curbs and pavement areas. Scrub curbs and walks as necessary to insure a clean surface. Provide site clean and free of materials and suitable for use as intended.
3.04 MAINTENANCE
A. Contractor shall correctly maintain the planting work throughout the installation process and throughout the landscape maintenance period as specified.
3.05
A. While planting work is completed and at the completion of maintenance period, Owner will make an inspection to determine acceptability.
B. When inspected planting work does not comply with the Contract Document requirements, replace rejected work and continue specified maintenance until reinspected by Owner and found to be acceptable. Contractor shall remove rejected plants and materials promptly from site.
END OF SECTION

SODDING
PART 1 GENERAL
1.01 RELATED DOCUMENTS
A. Drawings and General Provisions of Contract, including General and Supplementary Conditions and all applicable specification sections, apply to this section.
1.02 DESCRIPTION
A. Provide sodding as specified and as indicated.
1.03 SUBMITTALS
A. Sod Certification: Certification shall be submitted from the sod nursery as to the grass species, location of the field from which the sod has been stripped and the date of stripping. Certification shall accompany the delivery of the sod.
B. Fertilizer Certification: Certification shall be submitted from the fertilizer manufacturer as to the chemical analysis of the fertilizer, a listing of the elements contained therein and their percentages. Certification shall also indicate that the fertilizer is in accordance with the requirements of the Texas Fertilizer Law.
1.04 PRODUCT HANDLING
A. Sod Delivery: Sod shall be delivered on pallets with the root system protected from exposure to wind and sun. Stripping and delivery shall be timed so that sod will be placed within 48 hours of stripping.
B. Fertilizer Delivery: Fertilizer shall be delivered in the manufacturer's unopened containers, labeled to indicate the manufacturer's name and product identification. Containers shall be stored protected from ground contact and from the elements.

1.05 JOB CONDITIONS
A. Sod shall be placed during the period between the last freeze in the spring and 6 weeks prior to the average date for the first freeze in the fall according to the National Weather Service for the area in which the work is located.
1.06 GUARANTEE
A. A written guarantee shall be provided guaranteeing the sodded areas are in a healthy, vigorous, undamaged condition for a period of 90 days beginning on the date of final acceptance. Guarantee shall provide for filling, leveling, and repairing eroded areas, or resodding areas exhibiting lack of healthy growth.

PART 2 PRODUCTS
2.01 SOD
A. Sod shall be nursery grown as specified on plans and having a healthy, virile root system of dense, thickly matted roots throughout the soil of the sod for a minimum thickness of 1 inch. Sod shall be free of noxious weeds and undesirable native grasses. Soil attached to the sod shall be free of stones and debris.
B. Sod shall have been mowed within 7 days of being stripped. Sod shall be provided in rectangular pads of not less than 12 inches nor more than 24 inches. Dry sod will be rejected.

2.02 TOPSOIL
A. Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2" in any dimension and other extraneous or toxic matter harmful to plant growth.
B. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4" . Topsoil shall not be collected from sites that are infested with growth of or the reproductive parts of noxious weeds, especially nut grass. Topsoil shall not be stripped, collected or deposited while wet. Topsoil shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil.
C. When topsoil is not required, native soil shall be scratched or raked before laying.
2.03 FERTILIZER
A. Fertilizer shall be granulated fertilizer with an analysis of 16-8-8 + iron, unless otherwise indicated. The figures in the analysis represent the percent of nitrogen, phosphoric acid and potash nutrients respectively.
B. Fertilizer shall be uniform in composition and dry. Fertilizer shall be furnished in unopened containers, labeled to indicate the analysis of the contents. Caked or otherwise damaged material will be rejected.

PART 3 EXECUTION
3.01 INSPECTION
A. Surfaces indicated to be sodded shall be inspected to verify that all preceding work in the area has been completed. Sodding shall not start until all preceding work has been completed.
3.02 SODDING
A. Preparation
1. Strip existing vegetation and 1 inch of existing soil from all areas to receive sod not stripped and graded under previous work or contract.
2. After stripping, loosen soil to a depth of 1-1/2 inches prior to laying sod. Remove all stones, roots, vegetation, rubbish, debris and other foreign matter 1" in diameter or larger from the top 2" of soil. No foreign matter may be buried on site. Hand rake to achieve smooth grade.
3. Fertilizer shall be uniformly spread over the topsoil at the average rate of 400 lbs. per acre and shall be raked into the topsoil to a full 2-inch depth.
4. Immediately prior to placing sod, the fertilized topsoil substrate shall be lightly moistened.
B. Installation
1. All sod shall be carefully laid in parallel rows in a smooth manner, alternating all sod joints. Fit sod strips tightly together so that no joints are visible and tamp firmly. Cut pieces of sod to fill any voids.
2. Water sod immediately after planting, slowly but thoroughly, to secure at least six (6) inches penetration into the soil below the sod. Do not allow the blades of grass to wilt. The sodded area shall be rolled to form a thoroughly even, solid mat. Any voids left in block sodding shall be filled with cut sod pieces and/or topsoil.
3. Follow the completion of the installation, the sod shall be watered in an amount and as often as necessary to maintain healthy growth of the grass.
4. Treat entire areas of sod for fire ants with Durzban as per manufacturer's instructions.

3.03 MAINTENANCE OF SODDED AREAS
A. Contractor shall correctly maintain the sodded areas throughout the installation.
Contractor shall be responsible for care and maintenance of entire project.
END OF SECTION

CONTRACTOR SHALL PROVIDE SUBMITTALS IN WRITING OR SAMPLES FOR THE FOLLOWING:
1. PICTURES AND/OR LIST NURSERY SOURCE WITH SIZES FOR PLANT MATERIAL
2. SOURCE AND DEPTH OF PLANTER'S MIX WITH ADDITIVES
3. SOURCE AND DEPTH OF HARDWOOD MULCH





AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Mar 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Planning Director's Report
